Public Notices

Business Observer

PAGES 17–32

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JULY 25 - JULY 31, 2025

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
3201 32nd Ave S St. Petersburg FL, 33712
August 15, 2025 at 10:30am

James McQuillan - Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03161N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 9999 Gandy Blvd. N. St. Petersburg, Fl. 33702 on August 13, 2025, at 11:00am.

LAVERN BEAN	Outdoor, Furniture, Boxes
Jeffery Raney	Shelves, Kitchenware, Mattress, Wall art, Furniture, Household

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03116N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 7220 4th St N. St. Petersburg, FL 33702

August 15th, 2025 – 1:00 PM
Essence Flowers- Luggage, totes, step stool
Shalon Hutchings- TV, totes, bag

This auction will be listed and advertised on www.storagetreasures.com.
Purchases must be made with cash only and paid at the above reference facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03158N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 950 Pasadena Ave S, South Pasadena, FL 33707
August 14th, 2025 - 12:30 p.m.

Alexi Nuevo- Wall art, bed frame, food cart, lamps
Rob Tyre- Furniture, household items, musical items
Sydney Andrews- Catering supplies
Demetris Johnson-Luggage, linens, furniture, boxes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
July 25; Aug. 1, 2025 25-03159N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 1159 94th Ave N. St. Petersburg FL,33702 on August 13, 2025, at 12:00 PM

Terry Slywka- Boxes, furniture, electronics
Manny Perez- Boxes, tools, furniture
Antonio Gerrard Patrick- Totes, art
Terry Slywka- Shelves, tools, grill
Jedediah Northrop- Toolboxes, bike, electronics
Lamar McIntosh- Barber chair, speakers
Enriquita Espina- Totes, dresser, desk
Enriquitq Espina- Totes, dresser, desk

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03164N

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 14th day of August, 2025 at 10:00 AM. Said property is iStorage, 3950 34th Street South, St. Petersburg, FL, 33711

Michael Clarkson sofa, cabinet, luggage, boxes, clothes, chairs, microwave, bed, TV stand, fridge, mattress, boxes, cooler, cushions, lamps.
Quentin Melton BBQ, bins, outside heater, outdoor table, grills, propane gas tanks, chairs, dolly, beach chairs, kitchen items.
Matthew Jachna car roof cargo carrier, bike, beach chairs, fishing pole, camping equipment, life vest, rug, storage container.
David Mitchell 2x draw sets, clothes, tables, sofa, shoes, bed frame, sound system, microwave, lamps, chairs, pictures.
Charles Lenard Marable Chair, freezer, paintings, cooler, totes, vacuum, scooter, luggage, carpeting, boxes, keyboard, clothing, pressure cooker, bed, lamp, dolly.
Tyrone Oliver fridge, set of tires, tools, washer dryer, 9 weed eaters, albums, rugs, tool box, 2x bikes, bush trimmer, table saw, mattress, clothing, jump starter, bags, TV stand.

All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
July 25; Aug. 1, 2025 25-03183N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
5890 54th Ave. N, Kenneth City, FL 33709 on August 14, 2025 at 11:30 AM

Alexis Dunbar - furniture, household items
Brandi Feazell - furniture, household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03162N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2925 Tyrone Blvd N St Petersburg, FL 33710 on 08/15/2025 @11:30 am
Dixie Howell[electronics, clothing ,shoes]
Marquetta Reid[electronics, salon chair, shelving, household goods]
Janniel Negron[in home and outside Christmas decorations]
Kyle Crain[household goods, furniture, electronics]
The auction will be listed and advertised on www.storagetreasures.com
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03163N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 2950 Gandy Blvd, St. Petersburg, FL 33702, August 14th, 2025 @ 12:15PM.

Name	Contents
Christian Creasey	Table, Chairs, Couch
Samantha Turvey	Bags, Totes, Personal Items

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03160N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on August 14, 2025 at 10:00 AM

Detrianna Shannon - Clothing bags
Jovita Rich - Household Goods/Furniture
Keisha Long-Watson – clothes
Janay Walker - TV, clothing and shoes, kitchen items, end tables

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03117N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 8610 66th St N. Pinellas Park FL 33782 on 08/15/25, at 1:30 PM

Jacqulyn Ashley - Furniture, household items
David Cotto - House hold items
John Gasko - Household goods some furniture
Jadene Kon - Furniture, clothes, decorations
Bryan Hefty - House hold items
Paul Guinan - Cloths , Pictures, chair desk
Jeremiah Bell - Some hardware and some clothes
Donald Macrae Allen - Dining set, bed set, cabinets,

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03119N

NOTICE OF PUBLIC SALE

JOE'S TOWING & RECOVERY, INC.
*** MAIN OFFICE ***
6670 114TH AVENUE N.
LARGO, FL. 33773
727-541-2695
727-541-1300

YR	MAKE	ID #
23	CHEVY	1GNSCRKD2PR115622
13	HYUNDAI	KM8JU3AC8DU591403
10	TOYOTA	5TDBK3EH5AS018141
20	TOYOTA	5YFEPRAE5LP102016

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 8-22-25 AT 11:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.
JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE N.
LARGO, FL. 33773
PHONE # 727-541-2695

July 25, 2025 25-03228N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 930 Pasadena Ave S. South Pasadena FL 33707 on August 13, 2025 at 1:00 PM.

James Hickey - Grandfather clock, Wall art

The auction will be listed and advertised on www.storagetreasures.com
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03118N

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc. ("FSSSC") will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on July 31, 2025, to discuss agency business. The web address for the meeting is https://bit.ly/3C1yYV8. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos.Cruz@fssnf.org. The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and their companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.
July 25, 2025 25-03156N

PUBLIC NOTICE OF COLLECTIVE BARGAINING

ST. PETERSBURG COLLEGE (SPC)
AND
UNITED FACULTY OF FLORIDA (UFF)

A public meeting of representatives of SPC and UFF to conduct reopener negotiations pursuant to Article 22 of SPC-UFF's 2024-2027 Collective Bargaining Agreement will be held on August 5, 2025 from 10:00 a.m. to 12:00 p.m. at the Epi Center, St. Petersburg College, 13805 58th Street North, Clearwater, Florida in room EP BD2-304.

Pursuant to the provisions of the Americans with Disabilities Act, any persons with disabilities requiring reasonable accommodations or assistance to participate should contact the Board Clerk at 727-341-3241 five (5) business days before the meeting date.
July 25, 2025 25-03194N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on August 14, 2025, at 10:30 AM.

Jyoti Harrison - Kitchenware, Personal Effects, Furniture, Chairs
Arrol Bethune - Appliances, Clothing, Boxes, Furniture, Personal Effects
Kim Emmons - Boxes, Mirrors, Wall Art
Anastasia Almonte Veras - Boxes, Appliances, Lamps, Personal Effects, Tools
Sonia Muzaurieta - Clothing, Personal Effects, Sports, Tools

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03139N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals at the location indicated:
6901 Park Blvd N
Pinellas Park, FL 33781
August 13th, 2025 at 12:15pm

- **Michael Pennington:** Clothing, Totes, Stools, Boogie Board
- **Victoria Denson:** Bags, Tires, Luggage, Kids Toys, Bikes
- **Joe Burge:** Appliances, Clothing, Boxes, Washer, Bike, Baby Items
- **Juan Padilla:** Boxes, Totes, Fishing Rod, Speaker

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03138N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10111 Gandy Blvd N St Petersburg FL 33702 on 8/13/2025 @ 11:15am

Bianca Ragan	Household Goods/Furniture, Personal Items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03177N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1650 7th Ave N St Petersburg FL 33713 August 14, 2025 @ 11:15am

Randy Pina- Tools, shelving
Waundell Mcgee- Clothing, household items
Michael Kraussman- Household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
July 25; Aug. 1, 2025 25-03176N

--- PUBLIC SALES ---

INVITATION TO BID

TO: ALL **INTERESTED** BIDDERS

The following construction projects will be solicited within 30 days:

25-0422-ITB-C Pump Station 182 Rehabilitation (PID 005221A)
25-0770-ITB-C Drawbridge Services - Bridge - Preventative Maintenance & Emergency Repair Services
25-0354-ITB-C County-Wide Roofing Replacement and Repair

Plans, specifications, bid forms and information will be available at https://procurement.opengov.com/signup

Information, also may be obtained by visiting the Pinellas County Purchasing & Risk Management web site, **www.pinellascounty.org/purchase**. Any bids received after the specified time and date posted in OpenGov will not be considered.

Merry Celeste, CPPO, CPPB, NIGP-CPP, CPM
Purchasing Director
July 25, 2025 25-03229N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Living Faith Fellowship located at 7901 4th St N. STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of July, 2025.
Living Faith Fellowship Florida Inc
July 25, 2025 25-03214N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Clear Ledger Advisory located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of July, 2025.
CCJR LLC
July 25, 2025 25-03224N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Property Exemption located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of July, 2025.
Nexuos LLC
July 25, 2025 25-03222N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1960 FLEE mobile home bearing vehicle identification number DK9654N and all personal items located inside the mobile home. Last Tenant: Jaime Santana-Rodriguez a/k/a Jaime Rodriguez, Lizette Sanquintin and Palm Haven Mobile Home Park. Sale to be held at: Palm Haven Mobile Home Park, 3301 58th Avenue N., Saint Petersburg, Florida 33714, 727-955-3836.
July 25; Aug. 1, 2025 25-03232N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SammiCakes & Cookies located at 7901 4TH ST N #19254 in the City of ST. PETERSBURG, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of July, 2025.
Six Roots Collective LLC
July 25, 2025 25-03215N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The John Sleeper Agency, LLC d/b/a Adventure Real Estate Concierge located at 2454 N. McMullen Booth Rd Suite 700 in the City of Clearwater, Pinellas County, FL 33759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of July, 2025.
The John Sleeper Agency, LLC
Shannon Johnson
July 25, 2025 25-03226N

Pinellas County
P: (727) 447-7784
F: (727) 447-3944

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Hivance Homes located at 407 lincoln Rd 6H in the City of Miami Beach, Pinellas County, FL 33139 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of July, 2025.
Hivance Property Management LLC
July 25, 2025 25-03209N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Danielle Block located at 330 3rd Street South Unit 1003 in the City of Saint Petersburg, Pinellas County, FL 33701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of July, 2025.
Danielle Block
July 25, 2025 25-03207N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kaylene Cacioppo located at 2681 Roosevelt Boulevard in the City of Clearwater, Pinellas County, FL 33670 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of July, 2025.
Kaylene Cacioppo
July 25, 2025 25-03185N

NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 920492 from Mercedes Dickinson, 10000 Gandy Boulevard St. Petersburg, FL 33702. Application received: 6/18/2025. Proposed activity: Addition of a 13,565SF parking area, sidewalks and related stormwater management infrastructure. Project name: Alveo. Project size: 0.50 acres Location: Section(s) 19 Township 30 South, Range 17 East, in Pinellas County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
July 25, 2025 25-03206N

CITY OF ST. PETERSBURG
NOTICE OF PUBLIC HEARING REGARDING
Approval of a Special Exception or Site Plan

Approval of a site plan modification to construct a 29-story building with 165-dwelling units and 4,103 square feet of commercial space.

Case Number: 25-31000008
Addresses: 322, 332, 340 and 344 4th Street South

The Development Review Commission (DRC) Public Hearing is scheduled to be held on Wednesday, August 6, 2025, at 1:00 P.M. in Council Chambers, City Hall, located at 175 Fifth Street North, St. Petersburg, Florida. **For more information, please contact our office, Development Review Services Division at DRC@StPete.org**.

Notice is hereby given that all interested parties may appear at the meeting and be heard by the Development Review Commission, with respect to the proposed Special Exception or Site Plan Review case listed above.

The city, in compliance with the Americans with Disabilities Act of 1990 (ADA), provides reasonable accommodations for all official City proceedings. If you wish to request an accommodation under the ADA, you should contact the City Clerk not less than 72 hours prior to the meeting by calling 727-893-7448 or TDD 727-892-5259, or the Florida Relay Telecommunication Service at 7-1-1. The city cannot guarantee the availability of persons capable of assisting individuals with a hearing impairment or who are unfamiliar with the English language but will attempt to provide such assistance if requested.

Copies of the proposed request are available at the Development Review Services Division, MSC Building, and may be inspected by the public. In accordance with Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by a governmental board, commission, or agency, they will need a record of the proceeding. It is up to the potentially adversely affected citizen to ensure that a verbatim record of the proceeding is made, including testimony and evidence upon which the appeal is to be based. Any person who may need such a record can arrange for a court reporter to attend the public hearing. Appeal information is set forth in Section 16.70.010.6 of the City Code, which can be accessed online, along with all of City Code Chapter 16, at www.stpete.org.
July 25, 2025 25-03130N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Stravia Jets located at 3300 Airport road STE 101 in the City of Boca Raton, Pinellas County, FL 33431 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of July, 2025.
AERO SERVICIOS AC Corp.
July 25, 2025 25-03204N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Magical Migrations located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of July, 2025.
Marie Casey
July 25, 2025 25-03208N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kulturbaby located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of July, 2025.
HAUS OF KULTUR LLC
July 25, 2025 25-03181N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Optimun Health Medical Center, LLC located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of July, 2025.
Optimum Health Medical Group, LLC
July 25, 2025 25-03186N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Marks Enterprise, located at 105 18th Ave SE, in the City of St Petersburg, County of Pinellas, State of FL, 33705, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 23 of July, 2025.
Little Joe Lee
105 18th Ave SE
St Petersburg, FL 33705
July 25, 2025 25-03221N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Mobility Premium located at 7901 4th St N Ste 300, in the County of Pinellas, in the City of St Petersburg, Florida 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at St Petersburg, Florida, this 07 day of July, 2025.
PREMIUM PURSUITS LLC
July 25, 2025 25-03203N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Lakeside Growth located at 2980 Haines Bayshore Rd Unit 114, in the County of Pinellas, in the City of Clearwater, Florida 33760 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Clearwater, Florida, this 17th day of July, 2025.
Arturo Del Rio Jr
July 25, 2025 25-03136N

NOTICE OF PUBLIC SALE

TRI J CO. TOWING
& RECOVERY INC.
125 19TH ST SOUTH
ST PETERSBURG, FL 33712
PHONE: 727-822-4649
FAX: 727-822-3043

TRI J CO TOWING & RECOVERY INC GIVES NOTICE THAT ON 8-22-2025 AT 10:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 125 19TH ST SOUTH ST PETERSBURG, FL 33712 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

WAUAF48H47K032773 2007 AUDI
WBA33DB05SCS80487 2025 BMW
WBAJE5C51JWA93121 2018 BMW
1GYEE637X90148411 2009 CADI
3GYFNAEY5AS614658 2010 CADI
1G11E5SL6EF296164 2014 CHEV
NOVIN 2000
HOMEMADE TRAILER
1HGCM66577A037611 2007 HOND
1HGCR2F30FA251346 2015 HOND
5J6YH28504L025681 2004 HOND
JHMGK5H50HS023489 2017 HOND
KMHDU46DX8U344250
2008 HYUN
KNADN5A32D6104823 2013 KIA
KNAFX4A63G5480383 2016 KIA
KNDJD735185811135 2008 KIA
JTHBH96S465006845 2006 LEXS
JTJDARBZ9M2196266 2021 LEXS
2MEFM74W9XX606963 1999 MERC
1N4AL21E09N408473 2009 NISS
1N4AL24E98C242220 2008 NISS
1N4AL2EP0AC191535 2010 NISS
3N1CN7AP6FL815224 2015 NISS
1G8JU54F13Y501175 2003 STRN
2T1BU40E79C024640 2009 TOYT
2T3WFREV0HW344257 2017 TOYT
4T1G11AK5MU554193 2021 TOYT
5YFB4MDE1SP255338 2025 TOYT
JTNKARJE4JJ570823 2018 TOYT
1V2WR2CA0KC509294 2019 VOLK
1GBKP37N3R3322557 1994 WINN
LL0TCAPD0MG000098 2021 YNGF

July 25, 2025 25-03199N

FICTITIOUS NAME NOTICE

Notice is hereby given that FrankCrum General Agency, Inc. has filed a fictitious name registration for "Frank Winston Crum," located at 100 S Missouri Ave, Clearwater, FL 33756, in Pinellas County, with the Division of Corporations, Florida Department of State, pursuant to Section 865.09 of the Florida Statutes.
July 25, 2025 25-03115N

FICTITIOUS NAME NOTICE

Notice is hereby given that John Curley, desiring to engage in business under the fictitious name of Bay Vista Ballroom located at 5541 Roosevelt Blvd, Clearwater, FL 33760 intends to register the said name in Pinellas county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
July 25, 2025 25-03114N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Wellness Path located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of July, 2025.
WELLNESS PATH ADVISORS, LLC
July 25, 2025 25-03196N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FL Erosion Inspections located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17 day of July, 2025.
USA Erosion Inspections, LLC
July 25, 2025 25-03137N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Keswick Mortgage Group located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of July, 2025.
LENDING HEIGHTS, LLC
July 25, 2025 25-03200N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Turtle Nest Cottages located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of July, 2025.
TURTLE NEST COTTAGES
MANAGEMENT LLC
July 25, 2025 25-03150N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Cromer Superior Services Landscape located at 7901 4TH ST N STE 300 in the City of ST. PETERSBURG, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of July, 2025.
Keyshawn Cromer
July 25, 2025 25-03131N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Palm Harbor Music located at 401 Orange St, in the County of Pinellas, in the City of Palm Harbor, Florida 34683 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Palm Harbor, Florida, this 21st day of July, 2025.
BB CARTS, LLC
July 25, 2025 25-03180N

FICTITIOUS NAME NOTICE

Notice is hereby given that Keisha J Coote, desiring to engage in business under the fictitious name of KrabbyCrafts located at 1741 Trotter Rd, Largo, FL 33774 intends to register the said name in Pinellas county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
July 25, 2025 25-03112N

FICTITIOUS NAME NOTICE

Notice is hereby given that Kelley Gard,, desiring to engage in business under the fictitious name of Silver Clouds, Inc., located at 2737 Enterprise Rd E unit 181, Clearwater, FL 33759 intends to register the said name in Pinellas county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
July 25, 2025 25-03113N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Protein Fueled Food located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of July, 2025.
UNDRESSING SALADS, LLC
July 25, 2025 25-03195N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Nomad Diving located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of July, 2025.
IRON HAVEN WORKS LLC
July 25, 2025 25-03178N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Foxtail Coffee Co. located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of July, 2025.
1820 Coffee FL LLC
July 25, 2025 25-03151N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CPV Clinical Research and Audit Consulting located at 7901 4th St N. STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of July, 2025.
CPV Consulting LLC
July 25, 2025 25-03149N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Orange1 America located at 5513 110th Ave N in the City of Pinellas Park, Pinellas County, FL 33782 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of July, 2025.
Thermolex, Inc.
Sergio Arredondo
July 25, 2025 25-03165N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sid's Digital Piano and Organ Service located at 601 5th Ave NW, in the County of Pinellas, in the City of Largo, Florida 33770 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Largo, Florida, this 18th day of July, 2025.
Sidney McDougald
July 25, 2025 25-03166N

--- ESTATE ---

FIRST INSERTION

NOTICE OF TRUST
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number:25-005882-ES
IN RE: ESTATE OF RUTH E. KINSEY, Deceased.

Ruth E. Kinsey, a resident of Pinellas County, Florida, who died on June 4, 2024, was the surviving settlor of a trust entitled: Ruth E. Kinsey Living Trust dated August 28, 2013, as Amended, which is a trust described in Section 733.707(3), Florida Statutes, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2), Florida Statutes.

The name and address of the Successor Trustee are set forth below.

The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Signed on this 10 day of June 2025.

Craig E. Barkhimer
Successor Trustee
2750 Bittersweet Blvd.
Columbus, IN 47203

CLERK OF THE CIRCUIT COURT
July 25; Aug. 1, 2025 25-03122N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.:25-005062-ES
Division: Section 3
IN RE: THE ESTATE OF HUGH BENET, III, Deceased.

The administration of the Estate of HUGH BENET, III, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No.25-005062-ES, Division Section 3, the address of which is Pinellas County Courthouse, 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED:

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) OR MORE YEARS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS July 25, 2025.

Personal Representative:
Grace B. Smith
5195 Main St., Apt 6D
Buffalo, NY 14221
Attorney for Personal Representative:
Holly Eakin Moody, Esquire
Florida Bar No. 382000
Holly Eakin Moody, P.A.
2900 East Oakland Park Boulevard
Fort Lauderdale, FL 33306
Phone: (954) 566-7417
Email: holly@hollyeakinmoody.com
July 25; Aug. 1, 2025 25-03140N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004136-ES
IN RE: ESTATE OF LOUISE F. OLSON, Deceased.

The administration of the estate of Louise F. Olson, deceased, whose date of death was January 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DA TE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Thomas C. Olson
9729 Hidden Valley Road
Vienna, VA 22181
Attorney for Personal Representative:
Kevin Hernandez, Esquire
FBN 0132179 SPN 02602269
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N, Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
eservice1@thehernandezlaw.com
Secondary email:
victoria@thehernandezlaw.com
Secondary email:
hms@thehernandezlw.com
July 25; Aug. 1, 2025 25-03148N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005370-ES
IN RE: ESTATE OF JOSE L. CASTRO, Deceased.

The administration of the estate of Jose L. Castro, deceased, whose date of death was April 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DA TE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Sandy B. Todd
1344 Pine Ridge Circle E, #E3
Tarpon Springs, FL 34688
Attorney for Personal Representative:
David A. Hernandez, Esquire, LL.M.
FBN 1055228
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N, Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
david@thehernandezlaw.com
Secondary email:
eservice1@thehernandezlaw.com
Secondary email:
hms@thehernandezlaw.com
July 25; Aug. 1, 2025 25-03120N

FIRST INSERTION

NOTICE OF ACTION
(**Formal Notice by Publication**)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-004072-ES
IN RE: ESTATE OF JOSEPH W. MERSCHEN, Deceased.

TO: ALL UNKNOWN HEIRS, ASSIGNEES OR BENEFICIARIES OF JOSEPH W. MERSCHEN

YOU ARE NOTIFIED that a NOTICE OF ADMINISTRATION and PETITION FOR DETERMINATION OF BENEFICIARIES has been filed with this Court. You are required to serve a copy of your written defenses, if any, on the Petitioner's attorney, whose name and address are JEFFREY A. EISEL of BASKIN EISEL RIGHTMYER, ATTORNEYS AT LAW, 14020 ROOSEVELT BOULEVARD, SUITE 808, CLEARWATER, FLORIDA 33762, on or before August 22nd, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

DATED July 17th, 2025.

First Publication on: July 25th, 2025

KEN BURKE,
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
As Clerk of the Court
By: Veronica Decker
As Deputy Clerk
(SEAL) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
July 25; Aug. 1, 8, 15, 2025 25-03128N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006277-ES
IN RE: ESTATE OF ANNE M. DUGGAN a/k/a ANNE MARIE DUGGAN, Deceased.

The administration of the estate of Anne M. Duggan, deceased, whose date of death was November 26, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Joseph S. Duggan
7100 Ulmerton Road, #622
Largo, Florida 33771
Attorney for Personal Representative:
David A. Peek
david@theseminolelegalcenter.com
info@theseminolelegalcenter.com
Florida Bar No. 0044660
The Legal Center
10700 Johnson Blvd., Suite 1
Seminole, Florida 33772
Telephone: (727) 393-8822
July 25; Aug. 1, 2025 25-03129N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-002477-ES
IN RE: ESTATE OF NATALIE ANNE WINTERS Deceased,

The administration of the estate of NATALIE A. WINTERS, deceased, File Number 25-002477-ES is pending in the Circuit Court for PINELLAS County, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756.

The names and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is July 25, 2025.

ROBERT WINTERS
907 Stonybrook Dr.
Bowie, MD. 20715
Personal Representative

/s/ Luis Garcia-Rivera
LUIS GARCIA-RIVERA
Attorney at Law
Florida Bar #0101930
SPN #2254811
2706 Alt. U.S. 19 N. Ste. 316
Palm Harbor, Florida 34683
(727) 772-8818 Voice
(727) 787-8193 (fax)
lgrivera@lgrivera.com
Attorney for Personal Representative
July 25; Aug. 1, 2025 25-03142N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005021-ES
IN RE: ESTATE OF ELAINE BLANCHET HORGAN, Deceased.

The administration of the estate of Elaine Blanchet Horgan, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, Florida 33702. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
MARK R. FEEGEL
2570 33rd Ave. N.
St. Petersburg, Florida 33713
Attorney for Personal Representative:
JAMES R. (RUSTY) SPOOR
Florida Bar Number: 27058
SPOOR LAW, P.A.
877 Executive Center Dr. W., Suite 100
St. Petersburg, FL 33702
Telephone: (727) 822-4355
July 25; Aug. 1, 2025 25-03147N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP004710XXESPR
REF: 25-004710-ES
IN RE: ESTATE OF DORIS I. JOHNSON Deceased.

The administration of the Estate of DORIS I. JOHNSON, deceased, whose date of death was October 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons, who have claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims must file their Claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE FIRST PUBLICATION DATE OF THIS NOTICE IS: July 25, 2025

JEFFREY JOHNSON
Personal Representative
1126 Haley Lane
Dunedin, FL 34698
Robert C. Dickinson III, P.A.,
Attorney for the Petitioner
FBN: 360491, SPN: 00360888
1230 South Myrtle Avenue, Suite 101
Clearwater, FL 33756-3469
Tel: 727-462-0123; Fax: 727-462-5260
July 25; Aug. 1, 2025 25-03187N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005643-ES
IN RE: ESTATE OF JAMES R. BARR Deceased.

The administration of the Estate of James R. Barr, deceased, whose date of death was March 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Victoria Barr
9309 Blind Pass Road
St. Pete Beach, Florida 33706
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
July 25; Aug. 1, 2025 25-03123N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA, PROBATE DIVISION
Case No: 25-006398 ES
IN RE: ESTATE OF MARY CATHERINE WALLMAN Deceased.

The administration of the estate of MARY CATHERINE WALLMAN, deceased, whose date of death was on August 14, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's curatorship / estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's curatorship / estate, including unmatured, contingent or unliquidated claims, must file their claim with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THAT TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 25, 2025

Personal Representative:
Heidi Wallman
c/o McLane McLane & McLane
275 Clearwater-Largo Road North
Largo, FL 33770
Attorney for Personal Representative:
Sara Evelyn McLane, Esquire
275 Clearwater-Largo Road North
Largo, FL 33770
(727) 584-2110
Florida Bar #0845930
E-mail: McLane@McLane-Law.com
July 25; Aug. 1, 2025 25-03191N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006235-ES
IN RE: ESTATE OF JOANN HAMMER, Deceased

The administration of the estate of Joann Hammer, deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: Clerk: Ken Burke, CPA, 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Michele D. Hammer
727 Southwest Blvd. N.
St. Petersburg, Florida 33703
Attorney for Personal Representative
CATHERINE E. BLACKBURN
Florida Bar Number: 940569
BLACKBURN LAW FIRM, PLLC
5230 Central Avenue
St. Petersburg, FL 33707
Telephone: (727) 826-0923
E-Mail: Cathy@lifeplanlaw.com
July 25; Aug. 1, 2025 25-03170N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005850-ES
Division 315
IN RE: ESTATE OF IRENE FRANCIS LEDFORD
Deceased.

The administration of the estate of Irene Francis Ledford, deceased, whose date of death was February 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Douglas Ledford
8672 Pelican Lane
Seminole, Florida 33777

Attorney for Personal Representative:
Walter B. Shurden
Attorney
Florida Bar Number: 0156360
611 Druid Road East, Suite 712
Clearwater, FL 33756
Telephone: (727) 443-2708
Fax: (727) 255-5004
E-Mail: walt@shurden.net
Secondary E-Mail:
jennifer@shurden.net
July 25; Aug. 1, 2025 25-03218N

FIRST INSERTION

CREDITORS NOTICE
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY , FLORIDA
PROBATE DIVISION
UCN: 522025CP003089XXESXX
File No. 25-3089 ES
In Re: The Estate of BARBARA ANN JENDRASIAK-COSBY, A/K/A BARBARA JENDRASIAK COSBY, DECEASED

The administration of the estate of BARBARA ANN JENDRASIAK COSBY, deceased, File Number 25-3089-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Fl 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILE TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED

The date of the first publication of this Notice is July 25, 2025.

Personal Representative:
CHRISTOPHER J. JENDRASIAK
11113 Broken Book Way
Fort Mill, SC 29708

Attorney for Personal Representative:
Paul J. Burns, Esq.
12525 Walsingham Road
Largo, FL 33774
(727) 595-4540
Florida Bar No. 968201
SPN 1517068
Pburns20@tampabay.rr.com
July 25; Aug. 1, 2025 25-03225N

FIRST INSERTION

NOTICE

Vertex Development, LLC proposes to build a 125-foot stealth monopole at the approx. vicinity of 11220 Oakhurst Road, Largo, Pinellas County, FL 33774 [Lat: 27-52-30.67 Long: -82-50-2.52]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Brittany Sain, b.sain@trileaf.com , 2600 Maitland Center Parkway, Suite 330, Maitland, FL 32751, 407-660-7840.

July 25, 2025 25-03184N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003851-ES
IN RE: ESTATE OF ELAINE NURGE,
Deceased.

The administration of the estate of Elaine Nurge, deceased, whose date of death was July 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Ste. 300, Clearwater, FL, 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Mark Alden Nurge
2381 Westminster Ter.
Oviedo, FL 32765

Attorney for Personal Representative:
Cyrus Malhotra
Florida Bar No. 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd.,
Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax Number: (727)290-4044
Email:
filings@FLprobatesolutions.com
Secondary:
cortney@FLprobatesolutions.com
July 25; Aug. 1, 2025 25-03231N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004169-ES
Division 003
IN RE: ESTATE OF PAULA L. GUILFOILE,
Deceased.

The administration of the estate of PAULA L. GUILFOILE, deceased, whose date of death was September 2, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is Friday, July 25, 2025.

Personal Representatives:
Douglas G. Guilfoile
234 Aberdeen Street
Dunedin, Florida 34698
Amy M. Weber
2785 Capwood Lane
Clearwater, Florida 33761

Attorney for Personal Representatives:
ROBERT J. KELLY, ESQ.
Florida Bar Number: 238414
Kelly & Kelly, LLP
28163 U.S. 19, North, Suite 200
Clearwater, FL 33761
Telephone: (727) 733-0468
Fax: (727) 733-0469
E-Mail:
mpowell@kellyandkellyllp.com
Secondary E-Mail:
rob@kellyandkellyllp.com
July 25; Aug. 1, 2025 25-03179N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006727ES4
Division 4
IN RE: ESTATE OF ROBERT LESTER WILLIAMS III a/k/a ROBERT L. WILLIAMS III
Deceased.

The administration of the estate of ROBERT LESTER WILLIAMS III, a/k/a ROBERT L. WILLIAMS III, deceased, whose date of death was June 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
ROBERT L. WILLIAMS IV
1221 Williams Dr. S.
St. Petersburg, Florida 33705

Attorney for Personal Representative:
/s/ Tiffany M. Cerniglio
TIFFANY M. CERNIGLIO Attorney
Florida Bar Number: 121791
HARRIS BARRETT MANN & DEW
1700 66th Street N., Ste. 502
St. Petersburg, FL 33710
Telephone: (727) 892-3100
Fax: (727) 898-0227
E-Mail: tiffany@hbmdlaw.com
Secondary E-Mail:
laura@hbmdlaw.com
July 25; Aug. 1, 2025 25-03127N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005693-ES
Division 003
IN RE: ESTATE OF CAROLYN A. WALLEN AKA CAROLYN ANN WALLEN
Deceased.

The administration of the estate of CAROLYN A. WALLEN AKA CAROLYN ANN WALLEN, deceased, whose date of death was February 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
MARK WILLIAM WALLEN
200 Woodette Drive, #601
Dunedin, Florida 34698

Attorney for Personal Representative:
BARBARA A. EPSTEIN, ESQ.
Attorney
Florida Bar Number: 917265
BARBARA A. EPSTEIN & ASSOCIATES, P.A.
P.O. Box 847
New Port Richey, Florida 34656-0847
Telephone: (727) 845-8433
Fax: (727) 475-9822
E-Mail: barbeps@msn.com
Secondary E-Mail:
maryellen_BEpstein@outlook.com
July 25; Aug. 1, 2025 25-03141N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004595-ES
Division PROBATE
IN RE: ESTATE OF ROSEMARY G. LEAVY A/K/A ROSEMARY A. LEAVY
Deceased.

The administration of the estate of ROSEMARY G. LEAVY A/K/A ROSEMARY A. LEAVY, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Probate Court Records, Room 106, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representatives:
SALLY SCRUTON
3090 Hillsdale Ave
Largo, Florida 33774
MICHAEL SCRUTON
3090 Hillsdale Ave
Largo, Florida 33774

Attorney for Personal Representatives:
/s/ Adam T. Rauman
ADAM T. RAUMAN
Florida Bar Number: 85296
PRESERVATION LAW FIRM
1920 East Bay Dr.
Largo, FL 33771
Telephone: (727) 250-0432
Fax: (727) 250-0006
E-Mail:
eservice@preservationlawfirm.com
July 25; Aug. 1, 2025 25-03188N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005694-ES
Division 003
IN RE: ESTATE OF ZULA PEPERIS
Deceased.

The administration of the estate of ZULA PEPERIS, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
CONSTANTINE GEORGE BOUCHLAS aka DENO GEORGE BOUCHLAS
2003 Harbour Watch Circle
Tarpon Springs, Florida 34689

Attorney for Personal Representative:
BARBARA A. EPSTEIN, ESQ.
Attorney
Florida Bar Number: 917265
BARBARA A. EPSTEIN & ASSOCIATES, P.A.
P.O. Box 847
New Port Richey, Florida 34656-0847
Telephone: (727) 845-8433
Fax: (727) 475-9822
E-Mail: barbeps@msn.com
Secondary E-Mail:
maryellen_BEpstein@outlook.com
July 25; Aug. 1, 2025 25-03143N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006225-ES
Division PROBATE
IN RE: ESTATE OF JENINE E. MOURNING A/K/A JENINE MOURNING
Deceased.

The administration of the estate of JENINE E. MOURNING A/K/A JENINE MOURNING, deceased, whose date of death was October 5, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Probate Court Records, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

PERSONAL REPRESENTATIVE:
WILLIAM MOURNING
1200 Country Club Drive
Largo, Florida 33771

PRESERVATION LAW FIRM
/s/Adam T. Rauman
Adam T. Rauman, Esquire
Florida Bar Number: 85296
1920 East Bay Drive
Largo, FL 33771
Phone: (727) 250-0432
Fax: (727) 250-0006
E-mail:
eservice@preservationlawfirm.com
Attorney for the Personal Representative
July 25; Aug. 1, 2025 25-03189N

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
Business Observer
LV10249

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-004069-ES
Division: Probate
IN RE: ESTATE OF
NICHOLAS ERIC OWENS
Deceased.

The administration of the estate of Nicholas Eric Owens, deceased, whose date of death was March 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Justice Center, 545 1st Ave N, St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Natalie Renee Owens
1736 John Anderson Drive
Ormond Beach, Florida 32176

Attorney for Personal Representative:
Ellie K. Harris, Esq.
Florida Bar Number: 0021671
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
Schwarz & Harris, P.A.
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
Secondary E-Mail:
mackenzie@schwarzlaw.net
July 25; Aug. 1, 2025 25-03190N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006033-ES
IN RE: ESTATE OF
MARCIA JEAN RITTGERS,
Deceased.

The administration of the estate of MARCIA JEAN RITTGERS, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Lori Hedstrom
c/o BATTAGLIA, ROSS,
DICUS & McQUAID, P.A.
5858 Central Avenue
St. Petersburg, FL 33707

Attorney for Personal Representative:
C. Hunter Rawls
BATTAGLIA, ROSS,
DICUS & McQUAID, P.A.
5858 Central Avenue
St. Petersburg, FL 33707
(727) 381-2300
FBN: 59432
Primary Email:
hrawl@brdwlaw.com
Secondary Email:
mflah@brdwlaw.com
July 25; Aug. 1, 2025 25-03169N

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005859
Division ES
IN RE: ESTATE OF
DONNA M. LATEER,
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Donna M. Lateer, deceased, File Number 25-005859, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756; that the decedent's date of death was December 5, 2024; that the total value of the non-exempt estate assets is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Adrian W. Gilbert
Address 24 Stapledon Crescent
Nepean, CA-ON K2H 9L5

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 25, 2025.

Person Giving Notice:
Adrian Gilbert
(**Jun 6, 2025 17:18 EDT**)
Adrian W. Gilbert
24 Stapledon Crescent
Nepean, Ontario K2H 9L5

Attorney for Person Giving Notice
/s/ Kit Van Pelt
Kit Van Pelt, Esquire
Attorney for Petitioner
Florida Bar Number: 106754
Older, Lundy, Koch & Martino
200 N. Garden Avenue,
Clearwater, FL 33755
Tele: (813) 254-8998
Primary E-Mail Address:
kvanpelt@olderlundylaw.com
Secondary E-Mail Addresses:
hturner@olderlundylaw.com
July 25; Aug. 1, 2025 25-03125N

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005856
Division ES
IN RE: ESTATE OF
JOAN E. HARDING,
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Joan E. Harding, deceased, File Number 25-0085856, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was March 25, 2025; that the total value of the non-exempt assets of the estate is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Jeffrey Wayne Harding
Trustee of the Joan E. Harding Trust,
dated April 23, 2012, as amended
Address 9369 Pebble Beach Ct. E.
Seminole, FL 33777

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 25, 2025.

Person Giving Notice:
Jeff Harding
(**Jun 9, 2025 18:11 EDT**)
Jeffrey Wayne Harding
9369 Pebble Beach Ct. E.,
Seminole, FL 33777

Attorney for Person Giving Notice
/s/ Kit Van Pelt
Kit Van Pelt
Attorney
Florida Bar Number: 106754
Griffin & Van Pelt, P.A.
1455 Court Street,
Clearwater, FL 33756
Telephone: (727) 449-9800
Fax: (727) 446-2748
E-Mail: kit@lawyergriffin.com
Secondary E-Mail:
jennie@lawyergriffin.com
July 25; Aug. 1, 2025 25-03124N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY FLORIDA
PROBATE DIVISION
UCN:522025CP005829XXESXX
REF#25-005829-ES
IN RE: ESTATE OF
PHONEPHET KIMBALL,
aka
PHONEPHET BOUNPHAKHOM
Deceased.

The administration of the estate of PHONEPHET KIMBALL, also known as PHONEPHET BOUNPHAKHOM, deceased, whose date of death was February 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: July 25, 2025.

Signed on this 18th day of July, 2025.

/s/Forrest E. Kimball
FORREST E. KIMBALL
Personal Representative
6980 82nd Avenue N.
Pinellas Park, FL 33781

/s/Danielle McManus Noble
Danielle McManus Noble
Attorney for Personal Representative
Florida Bar No. #119451
McMANUS & McMANUS, P.A.
79 Overbrook Blvd.
Largo, Florida 33770-2899
Telephone: (727) 584-2128
Fax: (727) 586-2324
Email: danielle@
mcmanusestateplanning.com
Secondary Email: lawoffice@
mcmanusestateplanning.com
July 25; Aug. 1, 2025 25-03145N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006060-ES
IN RE: ESTATE OF
JAMES T. COOPER,
Deceased.

The administration of the estate of JAMES T. COOPER, deceased, whose date of death was May 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: July 25, 2025.

KIRK T. HIGGINS
Personal Representative
3510 17th Avenue North
St. Petersburg, Florida 33713

CHASE L. WILSEY
Attorney for Personal Representative
Florida Bar No. 1035227
Fisher and Wilsey, PA
1000 16th Street North
Saint Petersburg, FL 33705
Telephone: 727-898-1181
Email: cwilsey@fisher-wilsey-law.com
Secondary:
eoldja@fisher-wilsey-law.com
July 25; Aug. 1, 2025 25-03144N

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006114
Division ES
IN RE: ESTATE OF
KATHRYN H. HUBBARD,
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Kathryn H. Hubbard, deceased, File Number 25-006114, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was April 7, 2025; that the total value of the non-exempt assets of the estate is $19,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Jeremiah W. Hubbard
Address 20001 Gulf Blvd., #502,
Indian Shores, FL 33785
Joshua A. Hubbard
426 Laurel Avenue,
Wilmette, IL 60091

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 25, 2025.

Person Giving Notice:
Jeremiah Hubbard
(**Jun 24, 2025 12:04 CDT**)
Jeremiah W. Hubbard
20001 Gulf Blvd., #502,
Indian Shores, FL 33785

Attorney for Person Giving Notice
/s/ Kit Van Pelt
Kit Van Pelt
Attorney
Florida Bar Number: 106754
Older, Lundy, Koch & Martino
200 N. Garden Avenue,
Clearwater, FL 33755
Tele: (813) 254-8998
Primary E-Mail Address:
kvanpelt@olderlundylaw.com
Secondary E-Mail Address:
hturner@olderlundylaw.com
July 25; Aug. 1, 2025 25-03126N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005438-ES
IN RE: ESTATE OF
DAVID THOMAS CHAMBERS,
a/k/a DAVID T. CHAMBERS
Deceased.

The administration of the estate of DAVID THOMAS CHAMBERS, a/k/a DAVID T. CHAMBERS, deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
KURT OPPENHEIMER
11196 112th Ave.
Seminole, Florida 33778

Attorney for Personal Representative:
MICHAEL D. CAVONIS
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Blvd,
Seminole, FL 33772
Tele: (727) 397-5571
Fax: (727) 393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail: bking@dhclaw.com
July 25; Aug. 1, 2025 25-03168N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006364-ES
Division 3
IN RE: ESTATE OF
JENNIFER LOUISE RUSH,
Deceased.

The administration of the estate of JENNIFER LOUISE RUSH, deceased, whose date of death was April 1, 2025, and whose Social Security Number is xxx-xx-4385, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representative or Curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statute ss. 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statute s. 732.2211.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
REBECCA L. WOGOMAN

Attorney for Personal Representative:
London L. Bates, ESQ.
LONDON L. BATES, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 193356
BATES | WALLACH
P.O. Box 1213, Dunedin, FL 34697
1022 Main Street, Suite K,
Dunedin, FL 34698
Telephone: (727) 734-8700
Facsimile: (727) 734-8722
Email: London@BatesWallach.com
July 25; Aug. 1, 2025 25-03121N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-009057-ES
IN RE: ESTATE OF
MIRIAM TUCKER
Deceased.

The administration of the estate of Miriam Tucker, deceased, whose date of death was August 10, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
/s/ Zipporah Tucker
Zipporah Tucker
1115 23rd St. S.
St. Petersburg, Florida 33712

Attorney for Personal Representative:
/s/Tiffani K. Thornton
Tiffani K. Thornton, Esq.
FBN: 1007807
THE LAW OFFICE OF
TIFFANI K. THORNTON
653 W. Lumsden Rd.
Brandon, FL 33511
Telephone: 813-337-7349
Primary email: tiffani@tktlaw.org
Counsel for Personal Representative
July 25; Aug. 1, 2025 25-03171N

--- ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on August 15th, 2025 at 11AM

Joseph Rodriguez-Appliances. Cabinets/shelves, clothing/shoes, electronics, furniture, tools, totes and boxes

Michael Keith Scott-Furniture, collectibles, wall art, mattress, cabinets/shelves, memorabilia, and lamps

Preston Lewis-Electronics, furniture, wall art, mattress, boxes, rugs, totes, and outdoor/sporting equipment

Mikal Steiniger-Furniture, mattress, bedding, fan, electronics, and clothing

Craig Robert Ranciato-Cabinet, furniture, boxes, clothing, outdoor/ sporting equipment and tools

This auction will be listed and advertised on www.storagetreasures.com
Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
July 25; Aug. 1, 2025 25-03182N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-4550-ES
Division 004
IN RE: ESTATE OF JEANETTE L. MASTERS Deceased.

The administration of the estate of JEANETTE L. MASTERS, deceased, whose date of death was , is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Lorraine F. Bird-Turner
12709 Daisy Place
Bradenton, FL 34212
Attorney for Personal Representative:
Richard A. Stoffels, Esq.
Email Addresses:
6727 1st Ave. South, Suite 104
St. Petersburg, FL 33707
Florida Bar No. 0759813
rich.stoffels@stoffelslawgroup.com
stoffels@tampabay.rr.com
Telephone: 727-388-6777
July 25; Aug. 1, 2025 25-03220N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004147-ES-3
Division Probate
IN RE: ESTATE OF ROBERTA D. CALDWELL Deceased.

The administration of the Estate of ROBERTA D. CALDWELL, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
PAUL D. CALDWELL
c/o Wagstaff & Pitelis, P.A.
300 Jeffords Street, Suite B
Clearwater, FL 33756

Attorney for Personal Representatives:
Mary Lou Miller Wagstaff, Esq.
Attorney for Paul D. Caldwell
Florida Bar No. 129986
Wagstaff & Pitelis, PA
300 Jeffords Street,
Suite B
Clearwater, FL 33756
Telephone: (727) 584-8182
July 25; Aug. 1, 2025 25-03146N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-005357-ES
IN RE: ESTATE OF JEFFREY FLOWERS, Deceased.

The administration of the estate of JEFFREY FLOWERS, deceased, whose date of death was April 8, 2025; File Number 25-005357-ES is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is: July 25, 2025.

KAREN CRUMP
234 Grove Circle N.
Dunedin, FL 34698
Personal Representative

JOHN F. FREEBORN
Attorney for Personal Representative
FBN #520403
SPN #1281225
FREEBORN & FREEBORN, P.A.
360 Monroe Street
Dunedin, Florida 34698
Telephone: (727) 733-1900
July 25; Aug. 1, 2025 25-03216N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-006050-ES
IN RE: ESTATE OF THERESA KIRSCHENBAUM, Deceased.

The administration of the estate of THERESA KIRSCHENBAUM, deceased, whose date of death was June 1, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is: July 25, 2025.

MAX VANGUARD
Personal Representative
8913 Eldora Drive
Cincinnati, OH 45236

JOHN F. FREEBORN, Esquire
Attorney for Personal Representative
FBN #0520403 SPN#1281225
FREEBORN & FREEBORN
360 Monroe Street
Dunedin, FL 34698
Telephone: (727) 733-1900
john@freebornlaw.com
July 25; Aug. 1, 2025 25-03217N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-8397-ES
IN RE: ESTATE OF MARY PASTRICH, Deceased.

The administration of the estate of MARY PASTRICH, deceased, whose date of death was March 11, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: July 25, 2025.

SUZANNE JUNE SHORT
Personal Representative
28438 Capraia Drive
Bonita Springs, FL 34135

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
July 25; Aug. 1, 2025 25-03219N

--- ACTIONS / SALES / PUBLIC NOTICES---

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case Number: 25-001933-CI
IN RE: FORFEITURE OF: $13,876.00 (Thirteen Thousand Eight Hundred Seventy-Six Dollars) in U.S. Currency and One (1) 2015 Infiniti Q50 (VIN: JN1BV7AP2FM349325)

ALL PERSONS who claim an interest in the following property: $13,876.00 (Thirteen Thousand Eight Hundred Seventy-Six Dollars) in U.S. Currency and One (1) 2015 Infiniti Q50 (VIN: JN1BV7AP2FM349325), which was seized because said property is alleged to be contraband as defined by Sections 932.701 (2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about April 6, 2025, in Pinellas County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Angeline Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Dr., Tampa, Florida 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.
July 25; Aug. 1, 2025 25-03223N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 PACE mobile home bearing vehicle identification number 7966 and all personal items located inside the mobile home. Last Tenant: Michael Steven Goley. Sale to be held at: Silver Lake, 4000 24th Street N., Saint Petersburg, Florida 33714, (727) 525-8350.
July 25; Aug. 1, 2025 25-03236N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 TARA mobile home bearing vehicle identification number MT721223 and all personal items located inside the mobile home. Last Tenant: Mary Sue Newton and Charles D. Newton. Sale to be held at: Plantation Oaks Mobile Home Park, 604 North Kingsway Road, Seffner, Florida 33584, 813-689-9279.
July 25; Aug. 1, 2025 25-03238N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1966 CORN mobile home bearing vehicle identification number 339F and all personal items located inside the mobile home. Last Tenant: Haiz Van Nguyen and Tuan Hai Nguyen. Sale to be held at: Crystal Lake, 9301 49th Street North, Pinellas Park, Florida 33782, (727-544-2745).
July 25; Aug. 1, 2025 25-03239N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Our Friends and Neighbors, Inc. located at 3803 Haines Road North in the City of Saint Petersburg, Pinellas County, FL 33703 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of July, 2025.
OFAN, Inc.
Victoria DeWaters
July 25, 2025 25-03234N

FIRST INSERTION

NOTICE OF PUBLIC SALE

MHC St. Pete, LLC and MHC St. Pete OPCO, LLC DBA Loggerhead Club & Marina St Petersburg gives notice & intent to sell, the following vessel for non-payment of storage fees by FL Statute 328.17 by 2213 Pasadena Place LLC, Zachary H Wiley and Richard Beatty at 5821 32nd Way South Slip#R-19, St. Petersburg, FL 33712 on 8/11/2025 at 8:30 AM. Said company reserves the right to accept or reject any and all bids.

1996 VMH HIN#MAB107431596
July 25; Aug. 1, 2025 25-03157N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: 1970 PRKW mobile home bearing vehicle identification number 6512M7303 and all personal items located inside the mobile home. Last Tenant: Thomas R. Russo Sr. a/k/a Tom Russo, Thomas Ralph Russo and Thomas R. Russo Jr.. Sale to be held at: Heritage Village Mobile Home Park, 12840 Seminole Boulevard, Largo, Florida 33778, (Telephone: 727-584-5026).
July 25; Aug. 1, 2025 25-03237N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

Notice Is Hereby Given that American Pacific Mortgage Corporation, 5 W. Orange St, Tarpon Springs, FL 34689, desiring to engage in business under the fictitious name of KB Mortgage, with its principal place of business in the State of Florida in the County of Pinellas, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
July 25, 2025 25-03212N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of KINGCRETE located at 5681 108TH AVE N in the City of PINELLAS PARK, Pinellas County, FL 33782 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of July, 2025.
SETH KING LLC
July 25, 2025 25-03213N

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 522024CA003193XXCICI
CAG NATIONAL FUND IV LLC, Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RICHARD C. GRIFFIN, A/K/A RICHARD C. GRIFFIN, SR. DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BERTHA GRIFFIN BATTLE A/K/A BERTHA BATTLE A/K/A BETTY A. BATTLE A/K/A BETTY BATTLE; CITY OF ST. PETERSBURG, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure dated July 9, 2025, and entered in Case No. 522024CA003193XXCICI of the Circuit Court in and for Pinellas County, Florida, wherein CAG National Fund IV LLC is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RICHARD C. GRIFFIN, A/K/A RICHARD C. GRIFFIN, SR. DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BERTHA GRIFFIN BATTLE A/K/A BERTHA BATTLE A/K/A BETTY A. BATTLE A/K/A BETTY BATTLE; CITY OF ST. PETERSBURG, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KEN BURKE, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pinellas.realforeclose.com, 10:00 a.m., on August 28, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 19 IN BLOCK 57 OF LEWIS ISLAND SUBDIVISION SECTION FOUR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, ON PAGE 56, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 385 DOLPHIN AVE SE, SAINT PETERSBURG, FL 33705

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 S. FT. HARRISON AVE., SUITE 500, CLEARWATER, FL 33756. (727) 464-4062 (V/TDDO).

DATED July 23, 2025.
By: /s/ Kathleen Achille
Kathleen Achille
Florida Bar No.: 166200
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-203742 / SM2
July 25; Aug. 1, 2025 25-03233N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-000355-CI
427 CAPITAL, LLC, a Florida limited liability company, Plaintiff, vs.
THREE STOOGES & YOU, LLC, a Florida limited liability company; ERIC DEROO, LLC, a Florida limited liability company; JASON BYERS, an individual; TAN TRINH, an individual; and CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company, Defendants.

Notice is hereby given that pursuant to a Uniform Final Judgment of Foreclosure of Alcohol License entered July 15, 2025, in the above entitled cause in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property located in Pinellas County, Florida described as:

FLORIDA DBPR RETAIL 4COP BEVERAGE LICENSE NUMBER BEV6200655

at public sale, to the highest and best bidder for cash, at www.pinellas.realforeclose.com, beginning at 10:00 a.m. on September 2, 2025.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Office of Human Rights, by written or oral request, within seven days of the date but at least three (3) business days prior to the date the service is needed, at: 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727) 464-4880, TDD (727) 464-4062; if you are hearing or voice impaired, call 711. .

Dated: July 16, 2025.
For the Court:
/s/ Patrick M. Mosley
Patrick M. Mosley, Esq.
Florida Bar No. 0033735
Sarah E. Gunn, Esq.
Florida Bar No. 1050375
Hill Ward Henderson
101 East Kennedy Blvd.,
Suite 3700
Tampa, Florida 33602
Telephone: (813) 221-3900
Facsimile: (813) 221-2900
Email: patrick.mosley@hwhlaw.com
Email: sarah.gunn@hwhlaw.com
Email: tricia.elam@hwhlaw.com
Counsel for Plaintiff
July 25; Aug. 1, 2025 25-03134N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
GENERAL CIVIL DIVISION
CASE NO. 24-003987-CI
UNION PLACE HOMEOWNERS ASSOCIATION, INC.
PLAINTIFF, V.
LEONARD BACON, JULIE ANN BACON, UNKNOWN TENANT(S) IN POSSESSION,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2025 entered in Case No. 24-003987-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein UNION PLACE ASSOCIATION, INC., is the Plaintiff, and LEONARD BACON, JULIE ANN BACON and UNKNOWN TENANT(S) IN POSSESSION,, are the Defendants, Ken Burke, Clerk of Court of Pinellas County, will sell to the highest and best bidder for cash online via the internet at http://www.pinellas.realforeclose.com at 10:00 AM, on the 28th day of August, 2025 the following described property as set forth in said Final Judgment:

Lot 2, UNION PLACE REPLAT, a subdivision according to the plat thereof recorded in Plat Book 144, Page 57, being a Replat of UNION PLACE, recorded in Plat Book 144, Page 7, of the Public Records of Pinellas County, Florida.
a/k/a 2088 PARAGON CIR W, Clearwater, FL 33755
Parcel ID: 02-29-15-93432-000-0020

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Bidder #46285
Dated: July 21, 2025
s/ Marielle Westerman, Esq.
Florida Bar No. 13244
Westerman Law, PLLC
360 Central Ave., Ste. 800
St. Petersburg, FL 33701
mwesterman@westerman.law
July 25; Aug. 1, 2025 25-03197N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-6049-CO
COVE CAY VILLAGE I ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
EQUITECH LLC, A LIMITED LIABILITY COMPANY and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:

Unit 702, COVE CAY TWENTY-SIX SEVENTEEN, VILLAGE I, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium as recorded in Official Records Book 3930, Page 752, and all its attachments and amendments, and as recorded in Condominium Plat Book 12, Pages 61-65, of the Public Records of Pinellas County, Florida. With the following street address: 2617 Cove Cay Drive, #702, Clearwater, Florida, 33760.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on August 28, 2025.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 22nd day of July, 2025.
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
July 25; Aug. 1, 2025 25-03202N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-4879-CO
HARBOUR CLUB CONDOMINIUM NO. THREE, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ROBERT WEINBERG, FRANCINE WEINBERG and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: ROBERT WEINBERG and FRANCINE WEINBERG

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, HARBOUR CLUB CONDOMINIUM NO. THREE, INC., herein in the following described property:

Apartment No. 3-7-4, from the Condominium Plat of HARBOUR CLUB CONDOMINIUM NO. 3 INC., according to Condominium Plat Book 14, Pages 26-28, of the Public Records of Pinellas County, Florida, and being fully described in the Declaration referred to herein, together with an undivided interest or share in the common elements appurtenant thereto. With the following street address: 100 Bluff View Dr., #604C, Belleair Bluffs, Florida, 33770

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of this Court on 17th day of July, 2025.

KEN BURKE
CLERK AND COMPTROLLER
By: /s/ Thomas Smith
Deputy Clerk

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd.,
Suite A
Dunedin, FL 34698
(727) 738-1100
July 25; Aug. 1, 2025 25-03167N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-002706-CI
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
PEGGY ANNE WILKINS A/K/A PEGGY ANNE HIGGINS, et al.,
Defendants.

TO:
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LARRY O. HIGGINS A/K/A LARRY OMAN HIGGINS N/K/A LARRY OMAN HIGGINS
12300 PARK BOULEVARD 224, SEMINOLE, FL 33772

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

UNIT NO. 224, OF OAKHURST GARDEN APARTMENTS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 53, PAGE 31, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before , a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this day of 07/16/2025, 2025.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
KEN BURKE
As Clerk of the Court
By JESSICA ZOVICH
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
25-01445
July 25; Aug. 1, 2025 25-03135N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 20-000718-CI
U.S. BANK HOME MORTGAGE A DIVISION OF U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ROBERT BOIVIN A/K/A ROBERT J. BOIVIN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 06, 2025, and Amended Final Judgment dated May 19, 2025, and entered in 20-000718-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK HOME MORTGAGE A DIVISION OF U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ROBERT BOIVIN A/K/A ROBERT J. BOIVIN; THERESA L. BOIVIN; WILLIAM O. VANDERBURG; TIFFANY L. VANDERBERG; MR LOWE LLC; CITY OF LARGO, FLORIDA are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on August 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 2, RIO HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 28, OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA.

Property Address: 2371 SW 13TH AVENUE, LARGO, FL 33770

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 22 day of July, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
21-123250 - MaS
July 25; Aug. 1, 2025 25-03211N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-002450-CI
THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1,
Plaintiff, vs.
DANIEL JACOBS AND JOSHUA JACOBS, et. al.
Defendant(s),

TO: DANIEL JACOBS, UNKNOWN SPOUSE OF DANIEL JACOBS, JOSHUA JACOBS, UNKNOWN SPOUSE OF JOSHUA JACOBS,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 10, BLOCK 2, PASADENA ISLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE(S) 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this day of 07/22/2025, 2025.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: STEVIE AYARS
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-229853
July 25; Aug. 1, 2025 25-03201N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 2024-CC-009366
THE WAVE CONDOMINIUM ASSOCIATION OF ST. PETERSBURG, INC.,
Plaintiff, vs.
AMBER R. DAVIS, UNKNOWN SPOUSE OF AMBER R. DAVIS, UNKNOWN TENANT(S), CREDIT CORP SOLUTIONS, INC.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 21, 2025 entered in the above styled case, Case No. 2024-CC-009366 of the County Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein THE WAVE CONDOMINIUM ASSOCIATION OF ST. PETERSBURG, INC. is the Plaintiff and AMBER R. DAVIS and CREDIT CORP SOLUTIONS, INC. are the Defendants, that Ken Burke, CPA, the Clerk of the Circuit Court and Comptroller, will sell the following property, in PINELLAS County, Florida, described as:

UNIT 115, OF THE WAVE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 14342, AT PAGE 2366, AS AMENDED FROM TIME TO TIME, AND IN CONDOMINIUM PLAT BOOK 136, AT PAGES 100-104 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

Property Address: 3315 58th Ave. S. #115 St. Petersburg, FL 33712

at public sale, to the highest and best bidder for cash, at www.pinellas.realforeclose.com, 10:00 A.M. on August 13, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 22nd day of July 2025.
By: ROBERT L. TODD, ESQUIRE
Florida Bar No. 045091
Association Assessment Attorneys, PA
111 Second Ave NE #539
St. Petersburg, FL 33701
727-748-2435 Telephone
rtodd@AssociationAA.com
Service Address: attorney@AssociationAssessmentAttorneys.com
Attorneys for Plaintiff
July 25; Aug. 1, 2025 25-03198N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-005162-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
DAVID RAFALOSKI, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 10, 2025, and entered in 24-005162-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and DAVID RAFALOSKI; UNKNOWN SPOUSE OF DAVID RAFALOSKI N/K/A CHARLENE RAFALOSKI; KEYBANK NATIONAL ASSOCIATION; STATE OF FLORIDA, DEPARTMENT OF REVENUE are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on August 12, 2025, the following described property as set forth in said Final Judgment, to wit:

THE WEST 42 FEET OF LOT 22 AND THE EAST 16 FEET OF LOT 21, WOODLAWN HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 29, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 2121 23RD AVE N, SAINT PETERSBURG, FL 33713

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 22 day of July, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-198620 - RaO
July 25; Aug. 1, 2025 25-03210N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
UNC: 522025CA000830XXCICI
CASE NO.: 25-000830-CI
SKYWAY CAPITAL MANAGEMENT, LLC. a Florida limited liability company
Plaintiff, vs.
ISLAND WAY 51, LLC., DENNIS NUDEL, ABF STRATEGIC SOLUTIONS, LLC, STEVE SHENEMAN AND EVELYN SHENEMAN, MAXIMAX CAPITAL MANAGEMENT, ANY KNOWN AND UNKNOWN TENANTS,
Defendants.

NOTICE IS July, 2025, In CASE NO.: 25-000830-CI of the Circuit Court of Pinellas County, Florida, in which SKYWAY CAPITAL MANAGEMENT, LLC. is the Plaintiff and ISLAND WAY 51, LLC., DENNIS NUDEL, ABF STRATEGIC SOLUTIONS, LLC, STEVE SHENEMAN AND EVELYN SHENEMAN, MAXIMAX CAPITAL MANAGEMENT; ANY KNOWN AND UNKNOWN TENANTS, are the Defendants, Ken Burke, CPA, Pinellas County Clerk of Court, will sell to the highest and best bidder for cash online at at www.pinellas.realforeclose.com on SEPTEMBER 2, 2025 at 10:00 a.m. or as soon possible thereafter, the following described property set forth in the Order of Final Judgment:

Unit 807 of 51 ISLAND WAY, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 4750, Page(s) 318, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.
a/k/a: 51 Island Way #807, Clearwater Beach, Florida 33767

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally.

Requests may be submitted by using the form available; via email to ada@circuit8.org; by mail to ADA Coordinator, Alachua County Courthouse, 201 East University Avenue, Room 410, Gainesville, Florida 32601; or orally by phone at 352-337-6237. Please make request as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. If you are hearing or voice impaired please call 711.

Dated this the 22 day of July, 2025.

KEN BURKE,
CLERK OF COURT
PINELLAS COUNTY, FLORIDA

Steven W. Moore, Esquire
8240 118th Avenue North,
Suite 300
Largo, Florida 33773
(727) 395-9300
FBN:0982660
steven@stevenmoorepa.com
kathy@stevenmoorepa.com
July 25; Aug. 1, 2025 25-03205N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-004343-CO
HOMEOWNERS' ASSOCIATION OF MIDDLECREEK, INC.,
Plaintiff, vs.
RICKIE ROSS, NEVA ROSS, and UNKNOWN TENANT(S),
Defendants.

TO: NEVA ROSS,

YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:

Lot 34, Middlecreek, according to the map or plat thereof, as recorded in Plat Book 104, Page(s) 44, of the Public Records of Pinellas County, Florida.

PARCEL ID NO.: 28-29-16-57686-000-0340 ("Property")

Property Address: 1988 Georgia Circle South, Clearwater, Florida 33760

A Lawsuit has been filed against you in Pinellas County Court, HOMEOWNERS' ASSOCIATION OF MIDDLECREEK, INC., v. NEVA ROSS and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once each week for two consecutive weeks in The Business Observer.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and the seal of this Court on this 21st day of July, 2025.

Ken Burke, Clerk of Court
BY: /s/ Thomas Smith
DEPUTY CLERK

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10573-016
July 25; Aug. 1, 2025 25-03173N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-2331-CI-15
PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida,
Plaintiff, v.
ALIJA KUC a/k/a ILIJA KUC; UNKNOWN SPOUSE OF ALIJA KUC a/k/a ILIJA KUC; and UNITED STATES OF AMERICA
Defendant(s).

TO: Alija Kuc a/k/a Ilija Kuc
714 E. 4th Street
Russellville, KY 42276

You are hereby notified that an action for lien foreclosure has been filed against you in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida with case style of Pinellas County, Florida, a subdivision of the State of Florida v. Alija Kuc a/k/a Ilija Kuc, Unknown Spouse of Alija Kuc a/k/a Ilija Kuc and United States of America, and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, David A. Barrera, Esq., Pinellas County Attorney's Office, 315 Court Street, 6th Floor, Clearwater, FL 33756, within thirty (30) days of the first date of publication, and file the original with the Clerk of the Court by the same date, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

The real property at issue in this case is legally described as: LOTS 13 & 14, BLOCK 14, WASHINGTON TERRACE, according to the plat thereof, as recorded in Plat Book 12, Page 98, Public Records of Pinellas County, Florida, Address: 3023 62nd Avenue N, St. Petersburg, FL 33702, Parcel ID: 35-30-16-95076-014-0130.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

DATED: 07/16/2025

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Ken Burke
As Clerk of the Court
By: JESSICA ZOVICH
As Deputy Clerk

David A. Barrera, Esq.,
Pinellas County Attorney's Office,
315 Court Street, 6th Floor,
Clearwater, FL 33756
July 25; Aug. 1, 8, 15, 2025
25-03172N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-004343-CO
HOMEOWNERS' ASSOCIATION OF MIDDLECREEK, INC.,
Plaintiff, vs.
RICKIE ROSS, NEVA ROSS, and UNKNOWN TENANT(S),
Defendants.

TO: RICKIE ROSS,

YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:

Lot 34, Middlecreek, according to the map or plat thereof, as recorded in Plat Book 104, Page(s) 44, of the Public Records of Pinellas County, Florida.

PARCEL ID NO.: 28-29-16-57686-000-0340 ("Property")

Property Address: 1988 Georgia Circle South, Clearwater, Florida 33760

A Lawsuit has been filed against you in Pinellas County Court, HOMEOWNERS' ASSOCIATION OF MIDDLECREEK, INC., v. RICKIE ROSS and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once each week for two consecutive weeks in The Business Observer.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and the seal of this Court on this 21st day of July, 2025.

Ken Burke, Clerk of Court
BY: /s/ Thomas Smith
DEPUTY CLERK

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10573-016
July 25; Aug. 1, 2025 25-03174N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25003322CI
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
ANDREA M. BEANE A/K/A ANDREA MARIE BEANE; ROBERT FOREST BEANE; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANDREA M. BEANE A/K/A ANDREA MARIE BEANE; UNKNOWN SPOUSE OF ANDREA M. BEANE A/K/A ANDREA MARIE BEANE; SHERRIE LYNN RIED; JOHN JOSEPH WOLFE; UNKNOWN TENANT et al.,
Defendants.

TO:
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANDREA M. BEANE A/K/A ANDREA MARIE BEANE
1832 GREENHILL DR, CLEARWATER, FL 33755

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 137, WOODMONT PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 69, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before , a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this 21st day of July, 2025.

KEN BURKE
As Clerk of the Court
By /s/ Thomas Smith
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
25-02160
July 25; Aug. 1, 2025 25-03192N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-001155-CI
Wells Fargo Bank, N.A.
Plaintiff, vs.
Patricia Moore White; Unknown Spouse of Patricia Moore White; Discover Bank; Calais Village Condominium Association, Inc.
Defendants.

TO: Patricia Moore White and Unknown Spouse of Patricia Moore White
Last Known Address: 430 Bay Street NE Apt 1412, Saint Petersburg, FL 33701

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida:

UNIT 1, BUILDING 5768, CALAIS VILLAGE, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 59, PAGE(S) 49 TO 52 INCLUSIVE, AND ANY AMENDMENTS THERETO, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5323, PAGE(S) 1630 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, AND ANY AMENDMENTS THERETO.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

DATED on July 21st 2025.

Ken Burke
As Clerk of the Court
By /s/ Thomas Smith
As Deputy Clerk

Julie York, Esquire,
Brock & Scott, PLLC.,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 24-F01279
July 25; Aug. 1, 2025 25-03193N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-004502-CO
WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
BART TELFORD, and UNKNOWN TENANT(S),
Defendants.

TO: BART TELFORD,

YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:

Unit No. 405, Building 25, of Woodside Village, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 4861, Page 1517, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 34, Page 78, Public Records of Pinellas County, Florida, together with an undivided share in common elements appurtenant thereto.

PARCEL ID NO.: 31-29-16-99081-025-4050 ("Property")

Property Address: 4215 East Bay Drive, Unit 405, Clearwater, Florida 33771

A Lawsuit has been filed against you in Pinellas County Court, WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC v. BART TELFORD and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once each week for two consecutive weeks in The Business Observer.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and the seal of this Court on this 21st day of July, 2025.

Ken Burke, Clerk of Court
BY: /s/ Thomas Smith
DEPUTY CLERK

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10573-016
July 25; Aug. 1, 2025 25-03175N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-009317-CO
EASTWOOD PINES ASSOCIATION, INC.,
Plaintiff, vs.
EMIL OMANOVIC, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST EMIL OMANOVIC, and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 24-009317-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit No. 4, Building 1, of Eastwood Pines - Phase 1, f/k/a Pinellas Pines - Phase 1, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4066, Page(s) 1720, and Amendment adding Phase 1 recorded in Official Records Book 4546, Page 1550 and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

PARCEL ID NO.: 29-29-16-24197-001-0040 ("Property")

Property Address: 1825 Bough Ave, # 4, Clearwater, Florida 33760

at public sale, to the highest and best bidder for cash at 10:00 a.m. on AUGUST 14, 2025. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated this 18th day of July 2025.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholaos T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10049-097
July 25; Aug. 1, 2025 25-03154N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-011141-CO
ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, v.
PAUL J. HUGHES, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST PAUL J. HUGHES, BRETT HUGHES, and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 24-011141-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit No. 59, "F" Northwest Wing, Building B-88, ON TOP OF THE WORLD UNIT SIXTY-THREE, A Condominium, together with an undivided interest in the common elements appurtenant thereto, as shown on plat recorded in Condominium Plat Book 70, Pages 50 through 56, inclusive, amended in Condominium Plat Book 79, Pages 6 through 13, inclusive, all in accordance with and subject to the Declaration of Condominium recorded in O.R. Book 5586, Pages 142 through 174, inclusive, and all amendments thereto, all of the Public Records of Pinellas County, Florida.

PARCEL ID NO.: 06-29-16-64096-088-0590 ("Property")

Property Address: 2285 Norwegian Drive, Unit 59, Clearwater, Florida 33763

at public sale, to the highest and best bidder for cash at 10:00 a.m. on August 28, 2025. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated this 17th day of July 2025.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholaos T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10569-006
July 25; Aug. 1, 2025 25-03155N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-000910-CI
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST, SERIES INABS 2005-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2005-C,
Plaintiff, vs.
CHAD R. CEPELA; UNKNOWN SPOUSE OF CHAD R. CEPELA; ISPC, INC; GOODLEAP, LLC F/K/A LOANPAL, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Consent Uniform Final Judgment of Foreclosure dated July 10, 2025, entered in Civil Case No.: 25-000910-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST, SERIES INABS 2005-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2005-C, Plaintiff, and CHAD R. CEPELA; ISPC, INC; GOODLEAP, LLC F/K/A LOANPAL, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE, are Defendants.

KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 12th day of November, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 21, BLOCK 5, EDGEMOOR ESTATES REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 70 THROUGH 72, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated: July 17, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51323
July 25; Aug. 1, 2025 25-03133N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 22-005605-CI
DIVISION: 13
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL5 TRUST,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DOROTHY E. SMITH, DECEASED; UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOSEPH JOHN PIERCE, DECEASED; ANNA LEE DION; VIRGINA ANNE FERGUSON; CANDICE MARIE PIERCE; ATLANTIC CREDIT & FINANCE INC., AS ASSIGNEE OF HSBC CONSUMER LENDING (USA), INC.; PINELLAS COUNTY FLORIDA CLERK OF COURT; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on July 10, 2025 in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Ken Burke, CPA, the Clerk of Court will on AUGUST 26, 2025 at 10:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pinellas.realforeclose.com (Public computer terminals may be available for use during sales in the Clerk's Offices located in the back of the Official Records Department of the Clearwater Courthouse at 315 Court St, Room 163, and at the Judicial Building in St. Petersburg at 545 1st Ave. North) the following described property situated in Pinellas County, Florida:

LOT 24, BLOCK D, CORAL HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 71-73, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 3625 136th Avenue North, Largo, FL 33771

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated: July 17, 2025
/s/ Audrey J. Dixon
Audrey J. Dixon, Esq.
Florida Bar No. 39288
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (404) 474-7149
Email: adixon@mtglaw.com
E-Service: servicefl@mtglaw.com
July 25; Aug. 1, 2025 25-03153N

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 24-004572-CI (19)
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-ATH2 TRUST, A DELAWARE STATUTORY TRUST,
Plaintiff, -vs-
HAO NY HAO, LLC; ALPER BEHAR; THAO N. PHAM,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Consent Uniform Final Judgment of Foreclosure dated the 25th day of April, 2025, entered in the above-captioned action, 24-004572-CI, the Clerk of the Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash, by electronic sale beginning at 10:00 a.m. at www.pinellas.realforeclose.com, on August 28, 2025, the following described property as set forth in said final judgment, to-wit:

LOT 1, GRACELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 12, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Property Address: 5900 98TH AVENUE NORTH, PINELLAS PARK, FL 33782

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED July 16, 2025.
WEITZ & SCHWARTZ, P. A.
Attorneys for Plaintiff
900 S. E. 3rd Avenue, Suite 204
Fort Lauderdale, FL 33316
Phone (954) 468-0016
Fax (954) 468-0310
By: /s/ Steven C. Weitz
Steven C. Weitz, Esq., FBN: 788341
stevenweitz@weitzschwartz.com
July 25; Aug. 1, 2025 25-03132N

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY, CIVIL DIVISION
CASE NO.: 25-001156-CI
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
YOLANDA JOY ALLEN AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MOHAMMAD M. IBRAHIM F/K/A JOHN WESLEY MULLENS JR.; ET AL.,
Defendants.

TO: WESLEY WASHINGTON; 2319 E. 10TH AVE TAMPA, FL 33605 MAJIDAH WHITFIELD; 1715 SHORT 3RD AVE N COLUMBUS, MS 39701 SHANITA JONES; 503 110TH ST. COURT EAST APT H103 TACOMA, WA 98445

YOU ARE NOTIFIED that an action to foreclose to the following property in Pinellas County, Florida:
LOT 11, BLOCK C, REVISED MAP OF BUNGALOW TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Also known as 3010 MARTIN LUTHER KING ST S., ST. PETERSBURG, FL 33705 (the "Property").
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 30 Days after 1st publication, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

DATED on July 17, 2025.
KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road,
Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
July 25; Aug. 1, 2025 25-03152N

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
Probate Division
File No. 25-005760-ES
IN RE: ESTATE OF GAIL E. PETRICK
Deceased

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of GAIL E. PETRICK, deceased, File Number 25-005760-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave N, Rm 300, St Petersburg, FL 33701; that the total cash value of the estate is and that the name and address to whom it has been assigned by such order is:

PATRICK J. PETRICK,
1944 67th Avenue North
St Petersburg, FL 33702

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this COURT WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is July 25, 2025.

Person Giving Notice:
PATRICK J. PETRICK, Petitioner
1944 67th Avenue North
St Petersburg, FL 33702

Attorney for Personal Representative:
Cynthia E. Orozco,
Attorney for Petitioner
Florida Bar No. 449709
P.O. Box 47277
St. Petersburg, FL 33743-7277
(727)346-9616;
email: cattorney1@tampabay.rr.com
July 25; Aug. 1, 2025 25-03235N

Pinellas County
P: (727) 447-7784
F: (727) 447-3944

SUBSEQUENT INSERTIONS

--- PROBATE / ACTIONS / UNCLAIMED FUNDS ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25 004701 ES
Division Probate
IN RE: ESTATE OF JEAN C. BURNS
Deceased.

The administration of the estate of Jean C. Burns, deceased, whose date of death was February 1, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
/s/Steven W. Ledbetter
Steven W. Ledbetter
229 Pensacola Road
Venice, Florida 34285
Attorney for Personal Representative:
/s/Jada W. Terreros
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
July 18, 25, 2025 25-03058N

FOURTH INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
JUVENILE DIVISION
CASE NO. 23-00103dp6
FSFN: 102769412
IN THE INTEREST OF:
A.J. DOB: 7/28/2015,
PID: 312115863
MINOR CHILD

TO: Raheen Boyd, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.J. born on 7/28/2015. You are hereby commanded to appear on August 13, 2025, at 10:00 AM before the Honorable Sherwood Coleman at the Pinellas County Justice Center, 14250 49th Street N, Annex Courtroom A, Clearwater, FL 33762, for an ADVISORY/ADJUDICATORY DISPOSITION HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

1. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of Human Rights, 400 S. Ft. Harrison Avenue, Suite 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 1st day of July, 2025.

(SEAL) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
KEN BURKE,
Clerk of Court
By: /s/ Deputy Clerk
BRUCE BARTLETT,
State Attorney
Sixth Judicial Circuit of Florida
P.O. Box 17500
Clearwater, Florida 33762
727-464-6221
July 4, 11, 18, 25, 2025 25-02861N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522019CP000537XXESXX
REF #: 19-000537-ES - Section 004
IN RE: THE ESTATE OF WILLIAM SOLOMON HARDY
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 2,655.12 are being held for the Estate of Akeilaus Hardy in the registry of court, deposited per order of April 9, 2025, in IN RE: THE ESTATE OF WILLIAM SOLOMON HARDY, deceased; case number 19-000537-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 18th day of June, 2025
.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
June 27; July 25, 2025 25-02668N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522021CP008908XXESXX
REF #: 21-008908-ES - Section 003
IN RE: THE ESTATE OF ODESSA L LAMP
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 1,434.00 are being held for Crystal Tisdale in the registry of court, deposited per order of March 25, 2025, in IN RE: THE ESTATE OF ODESSA L LAMP, deceased; case number 21-008908-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 18th day of June, 2025.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
June 27; July 25, 2025 25-02664N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522023GA005697XXGDXX
REF #: 23-005697-GD - Section 003
IN RE: THE GUARDIANSHIP OF MARGARET ROCHE

In accordance with section 744.534, Florida Statutes, notice is hereby given that Marilyn R. Young, as Guardian for MARGARET ROCHE, Ward, has deposited with the Clerk of the Circuit Court in and for the Sixth Judicial Circuit for the State of Florida, the sum of $ 12,555.23, representing the unclaimed funds belonging to the ward where the ward is either deceased and no estate proceeding has been filed or the guardian is unable to locate the ward through diligent search.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 18th day of June, 2025.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
June 27; July 25, 2025 25-02669N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522023CP011195XXESPR
REF #: 23-011195-ES - Section 004
IN RE: THE ESTATE OF CHARLES E WYATT
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 2,886.11 are being held for Edward Pontier in the registry of court, deposited per order of March 10, 2025, in IN RE: THE ESTATE OF CHARLES E WYATT, deceased; case number 23-011195-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 18th day of June, 2025.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
June 27; July 25, 2025 25-02673N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522023CP011195XXESPR
REF #: 23-011195-ES - Section 004
IN RE: THE ESTATE OF CHARLES E WYATT
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 946.81 are being held for Jim Logan in the registry of court, deposited per order of March 10, 2025, in IN RE: THE ESTATE OF CHARLES E WYATT, deceased; case number 23-011195-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 18th day of June, 2025.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
June 27; July 25, 2025 25-02672N

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 404 Seminole Blvd, Largo, FL 33770 08/08/2025 at 11:00AM

Robin Manzi: Totes, Water Cooler, Pictures, Bed Head/Foot Board, Wall Decor

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03070N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
18524 US Hwy 19 N Clearwater, FL 33764 on 08/07/2025 @11:00 AM

Amy Norabueana Furniture, Household Items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03053N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
2180 Drew Street Clearwater FL 33765, 8/8/2025 at 11:00am

Betty Griffith Household Goods
Lori Anderson Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03068N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 14433 62nd St N, Clearwater, FL 33760 8/06/2025 at 12:00 pm

Jon Wilcox Household Goods, furniture, boxes
Dnia Baker Bags, tote, monitor
Danielle Ross Totes, toys, bags, clothes, books, household goods, mattress

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03071N

SECOND INSERTION

NOTICE OF PUBLIC SALE

TROPICANA STORAGE – CLEARWATER, located at 29712 US HWY 19 N, Clearwater, FL 33761, gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien. **#809 Patricia A. Lee, #638 Jordan Clark, #811 Aron Schlau/ Palm Harbor Medical, #2535 Walter HERTRICH, #U014 Walter HERTRICH**
The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on Saturday, August 4th, 2025 @ 11am. Purchases must be made with cash only and paid at the storage facility to finalize the transaction. Tropicana Storage - CLW may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03085N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:13100 66th St N Largo, FL 33773, 8/072025 at 12:00pm

Constance Russo Household Goods
Judith Fregapane Household Goods
Julia Capone Household Items and boxes
Brandon Lee Household Goods
Pamela D Crim Household Goods
Ashley Munchel Clothes, Household Items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03100N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1660 Gulf to Bay Blvd, Clearwater, FL 33755, 8/6/2025 at 11:30am

Sheryl Williams Home goods, boxes, furniture
Carmen Polanco Household
Scott Scarpiello Boxes of household items
Chyna Williams Luggage, clothing
Jeffrey Rothschild Murphy bed, cabinets, table, desk, wingback chairs, boxes
Kara Marshall Household Goods/Furniture
Manuel Devin HouseHold Goods
Shaughnessey Hurst-Whitener Clothing house holder goods decor personal items
Taylor Lakey Household Goods/Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03065N

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V7

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/01/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1980 TROP mobile home bearing the vehicle identification numbers 2866A and 2866B and all personal items located inside the mobile home. Last Tenant: Jerry L. Curbeaux and Dinita Joann Curbeaux. Sale to be held at: Ranchero Village MHC, 7100 Ulmerton Road, Largo, Florida 33771, (727) 536-5573.

July 18, 25, 2025 25-03099N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property, described below, belonging to those individuals listed below, at the location indicated:
1850 N. Hercules Avenue. Clearwater Florida, 33765
August 8th 2025 at 12:30 pm

Brian Hudson.....music equipment, guitars

The auction will be listed and advertised on www.storagetreasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the property.

July 18, 25, 2025 25-03017N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
10700 US Highway 19 N, Pinellas Park, FL 33782 on 08/06/2025 @ 11am EST

Danielle Spencer - Household Items/Childrens Items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03018N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1426 McMullen Booth Rd N, Clearwater, FL 33759, Friday August 8th, 2025, at 10:30AM

Janet Jones Hshld Gds/Furn, TV/Stereo Equip, Tools/Applnces, Office Furn/ Mach/Equip

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with **CASH** only and paid at the above facility to complete the transaction. Extra Space may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03066N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 9125 Ulmerton Rd Largo, FL 33771 8/6/2025 at 12:30pm

Lyndon Gary Household Goods, Furniture
Tiffany Gamble Household Goods
Lauren Ashley Colt Hudson Household Goods, Lawn Mower

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03067N

SECOND INSERTION

NOTICE OF PUBLIC SALE

TROPICANA MINI STORAGE – LARGO, located at **220 Belcher Rd., Largo, FL 33771,** gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien.
D228 – Jonathon Foston, F003 – Shantae Oliver, F029 – Alyx Cassity, G014 – Livius Andrej, G310 – Lori Johnson, H237 – Hunter L Lane, I046 – Charlie Godwin, I047 – Tammy Wright
The bidding will CONCLUDE, and the Lien sale will be deemed completed upon the owner's acceptance of a bid on **Monday, August, 4th, 2025 @ 11:00 AM.** Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Largo may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03089N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
10833 Seminole Blvd. Seminole, FL 33778 8/ 07/025 at 12:30pm

Lisbeth Lopez Moped parts, Mattress, Boxes (MOPED IS NOT PART OF THIS SALE)
Beatriz Turney Household Furniture, Totes, Boxes
Drenda Sprague Household Goods, Cabinet's, Water dispenser, Boxes
Meghan Edwards Chest, Display case, Christmas decor, wall art

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03054N

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of CATHERINE VIEBROCK will, on July 30, 2025, at 10:00 a.m., at 9122 48th Avenue North, Lot #200, St. Petersburg, Pinellas County, Florida 33708; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1970 TROP MOBILE HOME,
VIN: GT1239A, TITLE NO.: 0004277023, and
VIN: GT1240B,
TITLE NO.: 0004277022
and all other personal property
located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail,
Suite 500
Sarasota, Florida 34236
(PO#31021-2721)

July 18, 25, 2025 25-03035N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/01/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 DREA recreational vehicle bearing vehicle identification number FLFLH791A07701DP, and all personal items located inside the mobile home. Last Tenant: Bobbie Vazquez, Estate of Bobbie Vazquez, Any and All Unknown Heirs, Beneficiaries, Successors, and Assigns of Bobbie Vazquez, Unknown Party or Parties in Possession, Clark D. Nash and Suzanne C. Nash. Sale to be held at: Rainbow Village of Largo RV Resort, 11911 66th Street North, Largo, Florida 33773, 727-536-3545.

July 18, 25, 2025 25-03052N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522023CP011195XXESPR
REF #: 23-011195-ES - Section 004
IN RE: THE ESTATE OF CHARLES E WYATT
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 946.81 are being held for Stephanie Logan in the registry of court, deposited per order of March 10, 2025, in IN RE: THE ESTATE OF CHARLES E WYATT, deceased; case number 23-011195-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 18th day of June, 2025.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb

June 27; July 25, 2025 25-02671N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522021CP008908XXESXX
REF #: 21-008908-ES - Section 003
IN RE: THE ESTATE OF ODESSA L LAMP
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 1,434.00 are being held for Carol Ann Hanks in the registry of court, deposited per order of March 25, 2025, in IN RE: THE ESTATE OF ODESSA L LAMP, deceased; case number 21-008908-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 18th day of June, 2025.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb

June 27; July 25, 2025 25-02663N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522019CP000537XXESXX
REF #: 19-000537-ES - Section 004
IN RE: THE ESTATE OF WILLIAM SOLOMON HARDY
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 2,655.12 are being held for Angrecus Hardy in the registry of court, deposited per order of April 9, 2025, in IN RE: THE ESTATE OF WILLIAM SOLOMON HARDY, deceased; case number 19-000537-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 18th day of June, 2025.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb

June 27; July 25, 2025 25-02666N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522019CP000537XXESXX
REF #: 19-000537-ES - Section 004
IN RE: THE ESTATE OF WILLIAM SOLOMON HARDY
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 2,655.13 are being held for William Hardy Jr in the registry of court, deposited per order of April 9, 2025, in IN RE: THE ESTATE OF WILLIAM SOLOMON HARDY, deceased; case number 19-000537-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 18th day of June, 2025.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb

June 27; July 25, 2025 25-02667N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522023CP011195XXESPR
REF #: 23-011195-ES - Section 004
IN RE: THE ESTATE OF CHARLES E WYATT
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 2,886.11 are being held for Sydney Lou Miller in the registry of court, deposited per order of March 10, 2025, in IN RE: THE ESTATE OF CHARLES E WYATT, deceased; case number 23-011195-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 18th day of June, 2025.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb

June 27; July 25, 2025 25-02670N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522021CP008908XXESXX
REF #: 21-008908-ES - Section 003
IN RE: THE ESTATE OF ODESSA L LAMP
Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of $ 2,040.93 are being held for the Estate of Joyce McDaniel in the registry of court, deposited per order of March 25, 2025, in IN RE: THE ESTATE OF ODESSA L LAMP, deceased; case number 21-008908-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 18th day of June, 2025.
KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb

June 27; July 25, 2025 25-02665N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005816-ES
IN RE: ESTATE OF LEONARD BLOCK, Deceased.

The administration of the estate of LEONARD BLOCK, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: July 18, 2025.

PATRICIA B. GREENBERG
Personal Representative
129 Brookside Lane
Fayetteville, NY 13066

CHARLES F. REISCHMANN
Attorney for Personal Representative
FBN#0443247/SPN#00428701
REISCHMANN & REISCHMANN, PA
6528 Central Avenue, Suite B
St. Petersburg, FL 33707
Telephone: 727-345-0085
Fax: 727-344-3660
Email: Charles@Reischmannlaw.com
Secondary Email:
Cynthia@Reischmannlaw.com
July 18, 25, 2025 25-03030N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
File No. 24-005374-ES
Division Probate
IN RE: ESTATE OF JOHN E. MITCHELL A/K/A JOHN EDWARD MITCHELL, III DECEASED.

The administration of the Estate of John E. Mitchell a/k/a John Edward Mitchell, III, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Pinellas County, Florida, the address of which is 315 Court Street, Clearwater, Florida 33756. The file number for the estate is 24-005374-ES. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

The date of first publication of this notice is: July 18, 2025.

Personal Representative:
Estelle Cashmore Mitchell
440 – 82nd Avenue
St. Pete Beach, Florida 33706

Attorney for Personal Representative:
/s/ Morgan M. McQueen
Morgan M. McQueen, Esq.
Florida Bar No. 1026045
Legacy Protection Lawyers, LLP
100 – 2nd Avenue South,
Suite 900
St. Petersburg, Florida 33701
Telephone: (727) 471-5868
Email:
Morgan@LegacyProtectionLawyers.com
July 18, 25, 2025 25-03024N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004893-ES
Division 004
IN RE: ESTATE OF JOHN JOSEPH DOWNER, Deceased.

The administration of the estate of JOHN JOSEPH DOWNER,, deceased, whose date of death was November 25, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The name and address of the personal representative are: DANIELLE R. HOOD, 3058 Grand View Avenue, Clearwater, FL 33759. The name and address of the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: July 18, 2025.

/s/ James M. Flick
James M. Flick
Florida Bar Number: 91075
Christian Bonta
Florida Bar Number: 1010347
WALKER | FLICK
3700 S Conway Road
Suite 212
Orlando, FL 32812
Telephone: (407) 745-0609
Service E-Mails:
james@thefloridalawyers.com
christian@thefloridalawyers.com
katherine@thefloridalawyers.com
service@thefloridalawyers.com
Attorneys for Personal Representative
July 18, 25, 2025 25-03022N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP006229XXESPR
File No. 25-6229-ES-04
IN RE: ESTATE OF IVY ROGERS DORR, deceased.

The administration of the estate of IVY ROGERS DORR, deceased, whose date of death was March 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is: July 18, 2025.

Signed on this 14 day of May, 2025.

MAX STOVALL
Personal Representative
840 3rd Avenue South
Tierra Verde, FL 33715

Paul A. Nelson, Esquire
Attorney for Personal Representative
Florida Bar No. 0508284;
SPN: 00516940
PAUL A. NELSON, P.A.
1700 66th Street North,
Suite #502
St Petersburg, FL 33710
Telephone: 727-821-5811
Email: paulnelson@paulnelsonpa.com
Secondary Email:
kathleenthornton@paulnelsonpa.com
July 18, 25, 2025 25-03021N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003233-ES
IN RE: ESTATE OF LEE E. VAN NESS, Deceased.

The administration of the estate of Lee E. Van Ness, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DA TE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
Virginia H. Eckert
1302 Union Ave.
Newburgh, NY 12550

Attorney for Personal Representative:
Kevin Hernandez, Esquire
FBN 0132179 SPN 02602269
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N,
Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
eservice1@thehernandezlaw.com
Secondary email:
david@thehernandezlaw.com
Secondary email:
hms@thehernandezlaw.com
July 18, 25, 2025 25-03049N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006589-ES
IN RE: ESTATE OF Miyah Leanne Briscoe Deceased.

The administration of the estate of Miyah Leanne Briscoe, deceased, whose date of death was November 4th, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Petitioner:
Karly Briscoe Vega
c/o Law Offices of Mark F. Moss, PLLC
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223

Mark F. Moss
Attorney for Petitioner
MARK F. MOSS, ESQ.
Florida Bar Number: 119573
Law Offices of Mark F. Moss, PLLC
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223
Telephone: (904) 329-7242
E-Mail 1: Service@markmosslaw.com
E-Mail 2: mark@markmosslaw.com
July 18, 25, 2025 25-03039N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005230-ES
IN RE: ESTATE OF PAMELA BRIGITTE BAUCH, Deceased.

The administration of the estate of Pamela Brigitte Bauch, deceased, whose date of death was February 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Probate Division, 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
Gerald Scott Bauch
895 Whippoorwill Drive
Palm Harbor, FL 34683

Attorney for Personal Representative:
/s/ Robin L. Hughes, Attorney,
FBN: 0112962
For Nicholas J. Roefaro
E-Mail Addresses:
nick@roefarolaw.com
christina@roefarolaw.com
Florida Bar No. 89217
ROEFARO LAW
1700 N. McMullen Booth Rd.,
Ste. A-6
Clearwater, FL 33759
Telephone: (727) 796-9191
July 18, 25, 2025 25-03032N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005705-ES
IN RE: ESTATE OF DAVID A. HENRICH, Deceased.

The administration of the estate of David A. Henrich, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DA TE OF DEA TH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
Matthew D. Henrich
3712 Woodbine Ave.
Cincinnati, OH 45211

Attorney for Personal Representative:
David A. Hernandez, Esquire, LL.M.
FBN 1055228
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N, Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
david@thehernandezlaw.com
Secondary email:
eservice1@thehernandezlaw.com
Secondary email:
hms@thehernandezlaw.com
July 18, 25, 2025 25-03023N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-012018-ES
Division: 3
UCN#: 522024CP012018XXESPR
In Re: Estate of KEVIN DAVID FITZGERALD Deceased.

The administration of the estate of KEVIN DAVID FITZGERALD, deceased, whose date of death was November 3, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is July 18, 2025.

Personal Representative:
Edward J. Fitzgerald
1331 Duncan Loop North,
Apt. 19-301
Dunedin, FL 34698

Attorney for Personal Representative:
James F. Gulecas, Esq.
FBN 065994/SPN 01904221
James F. Gulecas, P.A.
1968 Bayshore Boulevard
Dunedin, FL 34698
Telephone: (727) 736-5300
July 18, 25, 2025 25-03051N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006209-ES
IN RE: ESTATE OF LAWANDA JOSEY, Deceased.

The administration of the estate of LAWANDA JOSEY, deceased, whose date of death was January 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: July 18, 2025.

DEIDRA LONG
Personal Representative
3562 Emerson Avenue South
St. Petersburg, FL 33711

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
July 18, 25, 2025 25-03095N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-006692ES
IN RE: ESTATE OF
KEVIN JOSEPH BOUZIDEN
A/K/A
KEVIN J. BOUZIDEN
Deceased.

The administration of the estate of KEVIN JOSEPH BOUZIDEN A/K/A KEVIN J. BOUZIDEN, deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
BETH RENEE BOUZIDEN
9205 DAKINS COURT
RALEIGH, North Carolina 27615

Attorney for Personal Representative:
Michael D. Cavonis
Attorney
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Boulevard
Seminole, FL 33772
Telephone: (727) 397-5571
Fax: (727) 3935418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail:
rbrandt@dhclaw.com
July 18, 25, 2025 25-03111N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-005733-ES
IN RE: ESTATE OF
KIMBERLY SNOW GILLESPIE
A/K/A KIMBERLY S. GILLESPIE
A/K/A KIMBERLY GILLESPIE
Deceased.

The administration of the estate of Kimberly Snow Gillespie a/k/a Kimberly S. Gillespie a/k/a Kimberly Gillespie, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
Sylvia Gillespie
1723 Concord Dr
Charlottesville, Virginia 22901
Attorney for Personal Representative:
/s/ William Rambaum
William Rambaum Attorney
Florida Bar Number: 0297682
PLG Law
3684 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 781-5357
Fax: (704) 285-8136
E-Mail: brambaum@plglawyer.com
Secondary E-Mail:
sandra@plglawyer.com
July 18, 25, 2025 25-03082N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 25-004072-ES
IN RE: ESTATE OF
TERRI ANNE MECKFESSEL,
Deceased.

The administration of the estate of TERRI ANNE MECKFESSEL, deceased, whose date of death was December 15, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is:
Clerk of Court
Probate Division
315 Court Street, Rm 106
Clearwater, FL 33756

The names and addresses of the personal representative['s/s'] attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is July 18, 2025.

WILLIAM F. HEYEN
Personal Representative
1400 Gandy Blvd. N.#704
St. Petersburg, Florida 33702
7/4/25 Date
/s/Liz Moneymaker
Elizabeth Moneymaker, Esq.
Liz Moneymaker, P.A.
Florida Bar Number: 885851
3833 Central Avenue
St, Petersburg, FL 33713
Phone: (727) 231-1540
Fax: (941) 751-0127
Email: liz@lizmoneymakerlaw.com
Secondary:
assistant@lizmoneymakerlaw.com
July 18, 25, 2025 25-03040N

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006143-ES
Division PROBATE
IN RE: ESTATE OF
MALISSA D. BAUM a/k/a
MELISSA D. BAUM a/k/a
MALISSA L. BAUM
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of MALISSA D. BAUM a/k/a MELISSA D. BAUM, deceased, File Number 25-006143-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St. Rm. 106, Clearwater, FL 33756; that the decedent's date of death was February 1, 2024; that the total value of the estate is intangible personal property with an estimated value of $2,404.34 and homestead real property for a total estate value of $2,404.34, and that the names and addresses of those to whom it has been assigned by such order are:
Name Address
BEVERLY BUTLER
1838 Golfview Dr.,
Tarpon Springs FL 34689
GEORGE W. BAUM
403 Choctaw Rd.,
Enterprise AL 36330
MELISSA RICHESON
150 Yearling Lane, Jasper GA 30143
MARTHA GIANCOLA
170 N Springs Blvd.,
Tarpon Springs FL 34689

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED, and a personal representative or curator has no duty to discover whether the Florida Uniform Disposition of Community Property Rights at Death Act apples to the subject property unless a timely written demand is made.

The date of first publication of this Notice is July 18, 2025.

Person Giving Notice:
BEVERLY BUTLER
1838 Golfview Dr.
Tarpon Springs FL 34689
Attorney for Person Giving Notice:
THOMAS O. MICHAELS, ESQ.
tomlaw@tampabay.rr.com
Florida Bar No. 270830
1370 Pinehurst Rd.
Dunedin, FL 34698
July 18, 25, 2025 25-03094N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref. No.: 25-004391-ES
IN RE: ESTATE OF
LINDA BOYD HAYES,
Deceased.

The name of the Decedent, the designation of the Court in which the administration of this estate is pending, and the file number are indicated above. The address of the Circuit Court for Pinellas County, Florida, Probate Division, is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and of the Personal Representative's attorney are indicated below.

If you have been served with a copy of this Notice and you have any claim or demand against the Decedent's estate, even if that claim is unmatured, contingent or unliquidated, you must file your claim with the Court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the Court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN F.S. §733.702 WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.

The date of death of the Decedent is November 14, 2023.

The date of first publication of this Notice is July 18, 2025.

Personal Representative:
/s/ Carolyn Wray Hayes Roberts
Carolyn Wray Hayes Roberts
5633 Wood Street
Powhatan, VA 23139
Attorney for Personal Representative:
/s/ Timothy K. Mariani
Timothy K. Mariani, Esq.
1550 S. Highland Ave.,
Ste. B
Clearwater, FL 33756
Tel.: (727) 441-4727
Primary Email: tim@abmlaw.com
Secondary Emai: karen@abmlaw.com
FBN: 238937
July 18, 25, 2025 25-03081N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER 25-006037-ES3
IN RE: ESTATE OF:
RICHARD D. LEACH JR.
Deceased.

The administration of the estate of RICHARD D. LEACH JR, deceased, whose date of death was June 24, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File Number 25-006037-ES, the address of which is 315 Court Street, Clearwater, Fl 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: July 18, 2025.

Personal Representative:
RICHARD D. LEACH III,
Personal Representative
1191 Park Street
Livermore Falls, ME 04254

Attorney for Personal Representative:
Alan M. Gross
ALAN M. GROSS, P.A.
4731 Central Ave.
Attorneys for Personal Representative
St. Petersburg, FL 33713
Telephone: (727) 327-0100
Facsimile: (727) 327-1797
FBN: 510602 / SPN: 815601
Email: agross@alangrosslaw.com
July 18, 25, 2025 25-03057N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT,
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
REF: 25-006165-ES
UCN: 522025CP006165XXESPR
IN RE: ESTATE OF
CHRISTA BRIGITTE BECKERAT
f/k/a CHRISTA B. WAGNER
Deceased

The administration of the estate of CHRISTA BRIGITTE BECKERAT f/k/a CHRISTA B. WAGNER, deceased, whose date of death was April 14, 2025, is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
CHRISTA A. WAGNER
5732 Calais Blvd. N., #5
St. Petersburg, Florida 33714
Attorney for Personal Representative:
MICHAEL W. PORTER, Esquire
Law Firm of Michael W. Porter
Attorney for Personal Representative
Florida Bar Number: 607770
535 49th Street North,
St. Petersburg, FL 33710
Telephone (727) 327-7600
Primary Email:
Mike@mwplawfirm.com
July 18, 25, 2025 25-03038N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
File No. 2025-CP-003132
IN RE: ESTATE OF
MARIANNE RINGER
Deceased.

The administration of the Estate of Marianne Ringer, deceased, whose date of death was May 23, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Personal Representative:
Cheyenne Ringer
Attorney for Personal Representative:
Joshua Rosenberg, Esq.
Florida Bar Number: 297491
ROSE LEGAL GROUP, P.A.
1230 Oakley Seaver Drive, Suite 101
Clermont, Florida 34711
(352) 722-3114 (telephone)
Service@RoseLegalGroup.com
July 18, 25, 2025 25-03037N

SECOND INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.
522025CP004180XXESPR
PROBATE DIVISION
REFERENCE NO. 25-004180-ES
IN RE: THE ESTATE OF:
MICHAEL ERNEST MARTIN
aka MICHAEL E. MARTIN,
Deceased.

The administration of the Estate of MICHAEL ERNEST MARTIN aka MICHAEL E. MARTIN, deceased, File No. 522025CP004180XXESXX, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The Estate is being administered without a Will.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes 90.5021 applies with respect to the Personal Representative and any attorney employed by him.

Any interested person as defined in Florida Statutes 731.201 (23) on whom a copy of the Notice of Administration is served must object to the qualifications of the Personal Representative, venue, or jurisdiction of the Court and must file any objection with the Court in the manner provided in the Florida Probate Rules and Florida Statutes 733.212 WITHIN THREE (3) MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THE OBJECTING PERSON, OR THOSE OBJECTIONS ARE FOREVER BARRED.

Any person entitled to exempt property must file a Petition for Determination of Exempt Property WITHIN THE TIME PRESCRIBED BY FLORIDA STATUTES 733.212 OR THE RIGHT TO EXEMPT PROPERTY IS DEEMED WAIVED.

Any person entitled to an elective share must file an election to take elective share WITHIN THE TIME PRESCRIBED BY FLORIDA STATUTES 733.212

The date of the first publication of this Notice is July 18, 2025.

MICHAEL ANTHONY MARTIN
Personal Representative
4422 Tonawanda Avenue
Royal Oak, MI 48073
DAVID A. LUCZAK
3233 East Bay Drive,
Suite 103
Largo, FL 33771-1900
Telephone: (727) 531-8989
Florida Bar No. 0174670
Attorney for Personal Representative
July 18, 25, 2025 25-03077N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006140-ES
Division 3
IN RE: ESTATE OF
CHERYL ANN SHAFFER
Deceased.

The administration of the estate of Cheryl Ann Shaffer, deceased, whose date of death was April 1, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
Sandra S. Thursby
2043 Inner Circle South
St. Petersburg, Florida 33712
Attorney for Personal Representative:
Lyndy C. Jennings
Attorney
Florida Bar Number: 908851
Law Offices of Lyndy C. Jennings, P.A.
330 Pauls Drive, Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
E-Mail: ljennings@lyndylaw.com
July 18, 25, 2025 25-03110N

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
Business Observer
LV10249

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA
PROBATE DIVISION
File Number: 25-2211-ES
Division: PROBATE
IN RE: ESTATE OF JOYCE A. WHITTAKER Deceased.

You are hereby notified that an Order of Summary Administration has been entered in the estate of Joyce A. Whittaker, deceased, File Number 25-2211-ES; by the Circuit Court for Pinellas County, Florida, Probate Division; the address of which is 315 Court Street, Room 106, Clearwater, FL 33756; that the decedent's date of death was January 23, 2022; that the total value of the estate is $29,073.08 and that the names and addresses of those to whom it has been assigned by such order are:

E. Frederick Knorr, as Trustee of the Joyce A. Whittaker Trust Agreement dated January 11, 2017
8742-A SW 92nd Place
Ocala, FL 34481

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for payment was made in the Order of Summary Administration must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) OR MORE YEARS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: July 18, 2025

Petitioner
E. Frederick Knorr
c/o Robert A. Stermer, Esq.
11150 N. Williams St., Ste. 108-130
Dunnellon, Florida 34432
Attorney for Personal Representative
Robert A. Stermer, Esq.
Florida Bar No. 827967
11150 N. Williams St.,
Ste. 108-130
Dunnellon, Florida 34432
(352) 861-0447
Primary email address:
rstermer.stermerlaw@gmail.com
Secondary email address:
stermer.law@aol.com
July 18, 25, 2025 25-03020N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN 522025CP005800XXESPR
Ref 25-005800-ES
IN RE: ESTATE OF ARTHUR C. HANSON, Deceased.

The administration of the estate of ARTHUR C. HANSON, deceased, whose date of death was April 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is: July 18, 2025

Personal Representative:
JASON P. HANSON
c/o Rooth and Rooth P.A.
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772
Attorney for Personal Representative:
MARIE R. ZORRILLA, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0118979
E-Mail: marie@roothlaw.com
E-Mail: betty@roothlaw.com
July 18, 25, 2025 25-03079N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-005372-ES
IN RE: ESTATE OF LARRY JAMES SMITH, DECEASED.

The administration of the estate of LARRY JAMES SMITH, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the curator and the curator's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Attorney and Curator:
Bruce Marger, Esq.
Florida Bar Number: 50380
BATTAGLIA, ROSS,
DICUS & MCQUAID
5858 Central Avenue,
St. Pete, FL 33707
Telephone: (727) 381-2300
Email: bmarg@brdwlaw.com
Secondary Email:
probatecasemgr@brdwlaw.com
July 18, 25, 2025 25-03050N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref. No.: 25-004857-ES
IN RE: ESTATE OF WILLIAM ROBERT LANCASTER, a/k/a WILLIAM ROBERT LANCASTER, II, DECEASED.

The administration of the Estate of WILLIAM ROBERT LANCASTER, a/k/a WILLIAM ROBERT LANCASTER II, a/k/a WILLIAM R. LANCASTER, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 18, 2025.

JENNIFER KEYS
6000 Columbus Ave., Apt. 1907
Plano, TX 75024

BENJAMIN A. WINTER, ESQUIRE
Baynard, McLeod, Lang & Winter, P.A.
146 Second Street North, Suite 102
St. Petersburg, FL 33701
Phone: (727) 894-0676
FBN: 122785
E-Mail: Ben@BenWinterLaw.com
July 18, 25, 2025 25-03080N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
25-004685-ES
In Re: Estate of Paul A. Gonya, Jr., Deceased.

The administration of the Estate of Paul A. Gonya, Jr., deceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Circuit Court for Pinellas County, 545 1st Avenue N., Attn: Probate Division, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Robert D. King, Esq.
Personal Representative
760 37th Street N.
St. Petersburg, FL 33713

Robert D. King, Esq.
Email: bobby@kingfirm.com
Florida Bar No. 89104
The King Firm, PA
4430 Park Blvd.
Pinellas Park, Florida 33781
Telephone: (727) 800-3040
Attorney for Personal Representative
July 18, 25, 2025 25-03031N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25-003613-ES
IN RE: THE ESTATE OF JERI LYNN LUCAS Deceased.

The administration of the estate of Jeri Lynn Lucas, deceased, whose date of death was on February 16, 2025, with File Number 25-003613-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 18, 2025.

Personal Representative
Daryl Scott Lucas
5510 Oakhurst Drive
Seminole, Florida 33772

Attorney for Personal Representative
Douglas J. Burns, Esquire
FBN: 451060
2559 Nursery Road,
Suite A
Clearwater, Florida 33764
Telephone: 727.725.2553
Facsimile: 727.725.9584
Email: dburnspa@tampabay.rr.com
July 18, 25, 2025 25-03029N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 522025CP004180XXESPR
PROBATE DIVISION
REFERENCE NO. 25-004180-ES
IN RE: THE ESTATE OF: MICHAEL ERNEST MARTIN aka MICHAEL E. MARTIN, Deceased.

The administration of the Estate of MICHAEL ERNEST MARTIN aka MICHAEL E. MARTIN, deceased, whose date of death was November 30, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's Estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is July 18, 2025.

MICHAEL ANTHONY MARTIN
Personal Representative
4422 Tonawanda Avenue
Royal Oak, MI 48073
DAVID A. LUCZAK
3233 East Bay Drive,
Suite 103
Largo, FL 33771-1900
Telephone: (727) 531-8989
Florida Bar No. 0174670
Attorney for Personal Representative
July 18, 25, 2025 25-03078N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006005-ES
IN RE: ESTATE OF WALTER E. CROUCH Deceased.

The administration of the Estate of Walter E. Crouch, deceased, whose date of death was May 23, 2025 is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
Guthrie T. Crouch
1032 S Mildred Avenue
Brooksville, FL 34601

Attorney for Personal Representative:
John M. Sakellarides
Attorney for Personal Representative
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North,
Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@jsaklaw.com
July 18, 25, 2025 25-03087N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-6436 ES
UCN: 522025CP006436XXESPR
IN RE: ESTATE OF RICHARD LEWIS HARRIMAN Deceased

The administration of the estate of RICHARD LEWIS HARRIMAN, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
BRADLEY THOMANN
173 Red Deer Road
Franktown, Colorado 80116
Attorney for Personal Representative:
MICHAEL W. PORTER, Esquire
Law Firm of Michael W. Porter
Attorney for Personal Representative
Florida Bar Number: 607770
535 49th Street North,
St. Petersburg, FL 33710
Telephone (727) 327-7600
Primary Email:
Mike@mwplawfirm.com
July 18, 25, 2025 25-03088N

--- ACTIONS / SALES ---

SECOND INSERTION

RE-NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 22-004258-CI
NUBRIDGE COMMERCIAL LENDING LLC,
Plaintiff, vs.
SUMMIT EXECUTIVE LLC; et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Emergency Motion to Cancel and Reschedule the Foreclosure Sale dated June 16, 2025, entered in Civil Case No. 22-004258-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein NUBRIDGE COMMERCIAL LENDING LLC, is Plaintiff and SUMMIT EXECUTIVE LLC; et al., are Defendant(s).

The Clerk, KEN BURKE, will sell to the highest bidder for cash online at www.pinellas.realforeclose.com at 10:00 o'clock a.m. on August 27, 2025 on the following described property as set forth in the Final Judgment, to wit:

A PORTION OF LOTS 1 AND 2, OF RUBIN ICOT CENTER, AS RECORDED IN PLAT BOOK 88, PAGES 79 THROUGH 85, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID RUBIN ICOT CENTER, THENCE NORTH 89 DEGREES 45 MINUTES 12 SECONDS WEST, AND ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF ULMERTON ROAD (STATE ROAD 688) 157.95 FEET; THENCE NORTH 48 DEGREES 18 MINUTES 20 SECONDS WEST, 224.45 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 48 DEGREES 18 MINUTES 20 SECONDS WEST, 318.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 58TH STREET NORTH; THENCE NORTH 15 DEGREES 35 MINUTES 30 SECONDS EAST, AND ALONG SAID RIGHT-OF-WAY 124.10 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 143.14 FEET, SAID CURVE HAVING A RADIUS OF 517.00 FEET, DELTA OF 15 DEGREES 51 MINUTES 48 SECONDS, A CHORD BEARING OF NORTH 07 DEGREES 39 MINUTES 36 SECONDS EAST, AND A CHORD OF 142.68 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 17 SECONDS WEST, 140.42 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, 223.11 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 17 SECONDS EAST, 12.00 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, 143.60 FEET; THENCE SOUTH 24 DEGREES 30 MINUTES 19 SECONDS WEST, 49.64 FEET; THENCE SOUTH 42 DEGREES 29 MINUTES 38 SECONDS WEST, 132.23 FEET; THENCE SOUTH 15 DEGREES 03 MINUTES 34 SECONDS WEST 70.37 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 03 SECONDS WEST, 11.57 FEET; THENCE SOUTH 13 DEGREES 08 MINUTES 59 SECONDS EAST, 105.26 FEET; THENCE SOUTH 38 DEGREES 58 MINUTES 05 SECONDS WEST, 168.19 FEET; THENCE SOUTH 48 DEGREES 18 MINUTES 20 SECONDS EAST, 122.00 FEET; THENCE SOUTH 41 DEGREES 41 MINUTES 40 SECONDS WEST, 89.00 FEET TO THE POINT OF BEGINNING.

Property address: 13575 58th Street North, Clearwater, Florida 33760

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

DATED this 15th day of July, 2025.
LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
Email: service@mls-pa.com
BY: /s/ Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
(Bidder Account Number: 10088)
July 18, 25, 2025 25-03093N

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 22-003835-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS3,
Plaintiff, vs.
DWAYNE L. POUNCY A/K/A DWAYNE POUNCY; CONNIE L. PEDROFF A/K/A CONNIE PEDROFF; UNKNOWN SPOUSE OF CONNIE L. PEDROFF A/K/A CONNIE PEDROFF; UNKNOWN SPOUSE OF DWAYNE L. POUNCY A/K/A DWAYNE POUNCY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 07 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 2, MEADOW LAWN PINELLAS ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

PROPERTY ADDRESS: 1854 76TH AVE N, SAINT PETERSBURG, FL 33702

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 10 day of July 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
Provide Bidder Number: 11951
22-00124
July 18, 25, 2025 25-03044N

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 52-2024-CA-001297
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-4 ,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CORALEE EIKEL AKA CORALEE RATLIFF EIKEL, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 14, 2025, and entered in Case No. 52-2024-CA-001297 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-4 , is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Coralee Eikel aka Coralee Ratliff Eikel, deceased, Kay Elaine Eikel, Gail Lyn Eikel, Pinellas County, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pinellas.realforeclose.com, Pinellas County, Florida at 10:00 am on the August 13, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 10, COLLEGE HILL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 35, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

A/K/A 1341 FLORIDA AVE PALM HARBOR FL 34683

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 07 day of July, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Lauren Heggestad
Florida Bar #85039
Lauren Heggestad Esq.
IN/23-006430
July 18, 25, 2025 25-03091N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-001103-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
WILLIAM MICKLE, JR.; et al.,
Defendant(s).

TO: Andrey G. Shevtsov
Last Known Residence: 7897 3rd Ave. S., St. Petersburg, FL 33707
TO: Shanti CC Clearwater, LLC
Last Known Residence: 8273 Artisan Way Seminole, FL 33777
TO: Valeri S. Kroutko
Last Known Residence: 8273 Artisan Way Seminole, FL 33777

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida:

LOT 21 OF ARTISAN PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE(S) 112 THROUGH 113, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 Days after 1st publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated on July 10th, 2025.
KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
As Clerk of the Court
By: /s/ Thomas Smith
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1454-544B
Ref# 11837
July 18, 25, 2025 25-03041N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2024-10198-CO
TRADEWINDS EAST CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
GZIM KOSUMI, and UNKNOWN TENANT(S),
Defendants.

TO: GZIM KOSUMI,

YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:

Unit 65, Building 7-A, of Tradewinds, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4270, Page(s) 1023, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

PARCEL ID NO.: 16-29-16-91660-007-0650 ("Property")

Property Address: 383 South McMullen Booth Road, Unit 65, Clearwater, Florida 33759

A Lawsuit has been filed against you in Pinellas County Court, TRADEWINDS EAST CONDOMINIUM ASSOCIATION, INC. v. GZIM KOSUMI, and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once each week for two consecutive weeks in The Business Observer.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pinellas County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and the seal of this Court on this 10th day of July, 2025.
Ken Burke, Clerk of Court
BY: /s/ Thomas Smith
DEPUTY CLERK

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10573-016
July 18, 25, 2025 25-03027N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-000532-CI
SEACOAST NATIONAL BANK, s/b/m to Freedom Bank of America,
Plaintiff, vs.
JOYCE T. VELITSCHKOWSKI; J.T.V. INCORPORATED; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise,
Defendants.

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of PINELLAS County, Florida will sell the following property situated in PINELLAS County, Florida described as:

PARCEL I:
The East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plat thereof recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street; Less the North 1/2 of Farm 22; Less the South 30 feet as conveyed to the City of Pinellas Park.
And Less and Except the following described parcel:
The East 215 feet of the North 175 feet of the South 1/2 of the East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plt thereof as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street.
PARCEL II:
The East 215 feet of the North 175 feet of the South 1/2 of the East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plt thereof as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street.
Property Address: 6400 53rd Street N., Pinellas Park, FL 33781
Together with that certain collateral described as:
All Inventory, Chattel Paper, Accounts, Equipment, and General Intangibles of J.T. V. Incorporated, including, without limitation:
A. UCC Record No.: 201402519093 All inventory equipment, accounts (including but not limited to all health-care insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letters-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles); all oil, gas and other minerals before extraction all oil, gas, other minerals and accounts constituting as-extracted collateral; all fixtures, all timber to be cut; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory, and software to utilize, create, maintain and process any such data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property.
B. UCC Record No.: 201402397664 – All equipment as more fully described on attached Exhibit "A": whether any is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the forgoing: all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and accounts proceeds).

2005 KW JET/VAC TRUCK – 1NKDLB0X25JOT5252
2004 F550 – 1FDAW56P04EC85579
2002 KW JET/VAC TRUCK – 1NKDXBEX62J885041
1992 JET/VAC TRUCK – _1FDYR82A1NVA32121
2002 INVERSION TRUCK – 1NKDLU0X02J892551
1990 KW REEFER TRUCK – 2XKWDR9X1LM545932_
2002 STERLING TV/GROUT TRUCK – 2FZAASAK52AJ83290
2001 STERLING UTILITY TRUCK – 2FZAASAK14AH80612
2000 CCTV STERLING TRUCK – 2FZHAJBAXYAG96299
2003 F550 – 1FDAW56F73EA38100
2002 F350 1FTSW30F22EC79678
2001 F350 3FTSW30F51MA15007
WET- OUT TABLE
1993 EXTEND-A-JET 06300JTV1 V5181Q
2002 24' GOOSE NECK TRAILER 4DYGS242521072542 I099HY
1999 BLUE TRAILER (TANDEM) NOVIN0200050737 684JCT
2002 AIR TRAILER NOVIN020023807 X147XJ
1998 ARROW BOARD NOVIN0200240534 X148XJ
2003 LITTLE PULL ALONG 2SWUW11A53G112428 432KQR
2004 HERTZ PUMP 351577 P2591Z
2005 INGERSOL AIR COMPRESSOR 4FVC88AA37U376241 G715LQ

C. UCC Record No.: 201402651781 – All equipment as more fully described on attached Exhibit "A" therein: whether any is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the forgoing: all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and account proceeds).

1- TRAKSTAR ZOOM CAMERA, w/DIAGNOSTICS, NTSC, 6PIN
4 – THERMO KING MODEL SB330-30 MIRCOPROCESSOR-CONTROLLED, HIGH CAPACITY, FRONT MOUNT, DIESEL-POWERED TEMPERATURE CONTROL UNIT WITH DIRECTIONAL AIR DELIVERY, UNIT FEATURES SR-3 CONTROLLER AND OPTISET WITH FRESH ET.

D. UCC Record No.: 20150505022655

1- CIPP SERVICES CATALYST BLENDING UNIT MODEL ACBU-215

at public sale on September 10, 2025 at 10:00 A.M. , to the highest and best bidder for cash on the Clerk's website, www.pinellas.realforeclose.com, for online auctions. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be by 5:00 P.M the day of the sale by cash or cashier's check.

Sale is as-is, where is, and no representation is made as to any of the property being sold, including its existence or location.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

ELLISON | LAZENBY
/s Jason M. Ellison
Jason M. Ellison
FBN: 0040963
jellison@elattorneys.com
J. Michael Lavin
FBN: 1035323
mlavin@elattorneys.com
150 Second Avenue North
Suite 1770
St. Petersburg, FL 33701
admin2@elattorneys.com
T: (727) 362-6151
Attorney for Plaintiff
July 18, 25, 2025 25-03069N

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 22-000491-CI
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3,
Plaintiff, vs.
ESTATE OF DONALD A. STEGER, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF DONALD A. STEGER, DECEASED; JENNIFER A. STEGER; BARCLAYS BANK DELAWARE; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated April 25, 2023 and an Order Rescheduling Foreclosure Sale dated July 9, 2025, entered in Civil Case No.: 22-000491-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, Plaintiff, and ESTATE OF DONALD A. STEGER, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF DONALD A. STEGER, DECEASED; JENNIFER A. STEGER; BARCLAYS BANK DELAWARE; UNKNOWN TENANT(S) IN POSSESSION #1, are Defendants.

KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 17th day of September, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 22, BLOCK 3, BROADACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 101, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated: July 11, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
21-49101
July 18, 25, 2025 25-03045N

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--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-9964-CO
LANDMARK OAKS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
LISA D. SWEETING and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:

Unit 706, Building (Phase 7) of LANDMARK OAKS CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 6000, Page 1792, of the public records of Pinellas County, Florida, and all amendments thereto, together with is undivided percentage share in the common elements. With the following street address: 3025 Landmark Boulevard, #706, Palm Harbor, Florida, 34684.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on September 4, 2025.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 16th day of July, 2025.
KEN BURKE
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
July 18, 25, 2025 25-03101N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
CIVIL DIVISION
Case No. 24-003015-CI
Division 20
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5
Plaintiff, vs.
STACEY A WENGER A/K/A STACEY ALLAN WENGER , JENNIFER R WENGER A/K/A JENNIFER RAE WENGER, UNKNOWN SPOUSE OF STACEY A WENGER A/K/A STACEY ALLAN WENGER, CITY OF ST. PETERSBURG, FLORIDA, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 14, 2025, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:

LOT 5, BLOCK 29, EDGEMOOR ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 45 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

and commonly known as: 532 HAMPTON AVENUE, SAINT PETERSBURG, FL 33703; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on September 17, 2025 at 10:00 A.M..

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated: July 15, 2025
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2425423/wll
July 18, 25, 2025 25-03084N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-001091-CI
BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM5 C/O CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE,
Plaintiff, vs.
JOHN G MATTA; UNKNOWN SPOUSE OF JOHN G. MATTA; CREEKSIDE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 9, 2025, entered in Civil Case No.: 25-001091-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM5 C/O CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, Plaintiff, and JOHN G MATTA; CREEKSIDE HOMEOWNERS ASSOCIATION, INC., are Defendants.

KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 27th day of August, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 2, OF CREEKSIDE, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, AT PAGES 44 THROUGH 46, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated: July 11, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-51894
July 18, 25, 2025 25-03046N

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-002826-CI
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
KELLY PAPPAS, et al.
Defendant(s).

TO: KELLY PAPPAS, UNKNOWN SPOUSE OF KELLY PAPPAS,
Whose Residence Is: 2848 LONGLEAF LANE, PALM HARBOR, FL 34684
and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 13, BLOCK M, LAKE ST. GEORGE – UNIT II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 43 AND 44, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 14 day of July, 2025.

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: /s/ Thomas Smith
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVENUE, SUITE 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-277504
July 18, 25, 2025 25-03076N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-004459-CO
LA PUERTA DEL SOL CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
SHIRLEY M. STARCK and BRET LEROY ALLINSON, AS TRUSTEES OF THE SHIRLEY M. STARCK TRUST DATED OCTOBER 29, 2014, and UNKNOWN TENANT(S),
Defendants.

TO: BRET LEROY ALLINSON

YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:

Unit 174, Phase 12, La Puerta Del Sol, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4670, Page(s) 1457 and amended in Official Records Book 5023, Page 2158, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

PARCEL ID NO.: 08-32-16-50067-012-1740 ("Property")

Property Address: 5825 La Puerta Del Sol Boulevard South, Unit # 174, St. Petersburg, Florida 33715

A Lawsuit has been filed against you in Pinellas County Court, LA PUERTA DEL SOL CONDOMINIUM ASSOCIATION, INC. v. SHIRLEY M. STARCK and BRET LEROY ALLINSON, AS TRUSTEES OF THE SHIRLEY M. STARCK TRUST DATED OCTOBER 29, 2014, and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once each week for two consecutive weeks in The Business Observer.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and the seal of this Court on this 15th day of July, 2025.

Ken Burke, Clerk of Court
BY: /s/ Thomas Smith
DEPUTY CLERK
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10063-073
July 18, 25, 2025 25-03083N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-002106-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CSMC 2018-RPL12 TRUST
Plaintiff vs.
ESTHER M. FERNANDEZ; ALFONSO FERNANDEZ JR.; LINDA FERNANDEZ; MEB REO TRUST VI; LAKE ST. GEORGE SOUTH HOMEOWNERS ASSOCIATION., INC. D/B/A THE COURTS OF LAKE ST. GEORGE; PINELLAS COUNTY CLERK OF COURT; et al.,
Defendants

TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
Subject Property address:
3832 Pebble Court
Palm Harbor, FL 34684.

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Pinellas County, Florida regarding the subject property with a legal description, to-wit:

LOT 59, BLOCK F, LAKE ST GEORGE - UNIT VIII -A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 10-11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before , and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.

The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated on 7/14/2025
KEN BURKE, CPA
CLERK OF THE COURT
By: /s/ Thomas Smith
As Deputy Clerk
Gary Gassel, Esquire
Law Office of Gary Gassel, P.A.
the plaintiff's attorney
2191 Ringling Boulevard
Sarasota, Florida 34237
Pleadings@Gassellaw.com
July 18, 25, 2025 25-03075N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO:23-723-CI
PINEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
STEPHEN M. BRADY, CATHERINE S. BRADY and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, I will sell all the property situated in Pinellas County, Florida described as:

Unit Number 1008, and an undivided interest or share in the common elements appurtenant thereto, in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium of PINEWOOD VILLAGE CONDOMINIUM, as recorded in O.R. Book 4648, page 294 thru 364, and as amended in O.R. Book 4680, Page 1111 and O.R. Book 4686, Page 1645, and the plat thereof as recorded in Condominium Plat Book 27, Pages 5-8, all of the Public Records of Pinellas County, Florida.

Property Address: 601 N. Hercules Avenue, #1008, Clearwater, Florida, 33765.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on August 20, 2025.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 22nd day of May, 2025.
KEN BURKE
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
July 18, 25, 2025 25-03108N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-001408-CI
BANKUNITED, N.A.,
Plaintiff, vs.
ALLEN PAVING & CONSTRUCTION LLC, a Florida limited liability company, LUCY STREET HOLDINGS LLC, a Florida limited liability company, AARON R. ALLEN, JOAN E. ALLEN, LESTER F. ALLEN, JR., MARY J. ALLEN, and UNKNOWN TENANT(S) IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 21, 2025, entered in Case No. 25-001408-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, the clerk, Ken Burke, CPA, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on the 26th day of August, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

The South 150 feet of the North 200 feet of the East 135 feet of the West 465 feet of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 31 South, Range 15 East, Public Records of Pinellas County, Florida.

Property Address: 7900 46 Avenue N, St. Petersburg, FL 33709;
Real Estate Account #R6839

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. for Electronic ADA Accommodation Request; go to: http://www.pinellascounty.org/forms/ada-courts.htm

Dated this 15th day of July, 2025.
Lorium Law
101 N.E. Third Avenue, Suite 1800
Fort Lauderdale, Florida 33301
Telephone (954) 462 8000
Telecopier (954) 462 4300
By: /s/ Riley W. Cirulnick
Riley W. Cirulnick, Esq.
Florida Bar No. 0333270
rcirulnick@loriumlaw.com
8328.001
July 18, 25, 2025 25-03092N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 19-005270-CI
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, vs.
GRACE TRAN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 03, 2025, and entered in 19-005270-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and GRACE TRAN; THOMAS C. TRAN; J-H HOME MORTGAGE RESCUE, LLC AS TRUSTEE OF 4661 CARSON LAND TRUST DATED 11/30/2009 are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on August 07, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 3, SHORE ACRES BUTIERFLY LAKE REPLAT UNIT-TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 52 & 53, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 4661 CARSON ST NE, ST PETERSBURG, FL 33703

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 16 day of July, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email:
amanda.murphy@raslg.com
19-283839 - NaC
July 18, 25, 2025 25-03106N

Pinellas County
P: (727) 447-7784 F: (727) 447-3944

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 23-001127-CI
AMERIHOME MORTGAGE COMPANY, LLC;
Plaintiff, vs.
SHANA M. PASCH A/K/A SHANA MARIE PASCH, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated June 2, 2025 in the above-styled cause, the Clerk of the Circuit Court will sell to the highest and best bidder for cash beginning at 10:00 AM at www.pinellas.realforeclose.com , on August 12, 2025, the following described property:

Lot 1, Oak Ridge Court Estates, according to the map or plat thereof, as recorded in Plat Book 99, Page(s) 73, of the Public Records of Pinellas County, Florida.
Property Address: 1931 OAK RIDGE CT, CLEARWATER, FL 33759

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. for Electronic ADA Accommodation Request; go to: http://www.pinellascounty.org/forms/ada-courts.htm

/s/ Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 23-00509 /
CASE NO.: 23-001127-CI
July 18, 25, 2025 25-03109N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-001994-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2022-GS1,
Plaintiff, vs.
STEPHANIE LOPEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 31, 2025, and entered in 24-001994-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2022-GS1 is the Plaintiff and STEPHANIE LOPEZ; RAFAEL LOPEZ A/K/A RAFAEL A. LOPEZ; ASSET ACCEPTANCE, LLC; COUNTRYSIDE KEY HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on August 06, 2025, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN PINELLAS COUNTY, STATE OF FLORIDA, VIZ: LOT 3, BLOCK 29, COUNTRYSIDE KEY, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 57 THROUGH 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TAX MAP OR PARCEL ID NO.: 16-28-16-18661-0269-0030
Property Address: 206 COUNTRYSIDE KEY, OLDSMAR, FL 34677

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 15 day of July, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-107830 - NaC
July 18, 25, 2025 25-03090N

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-001613-CI
SERVBANK, SB
Plaintiff(s), vs.
ANDREA BOAZ; DONALD BOAZ; THE UNKNOWN SPOUSE OF ANDREA BOAZ; THE UNKNOWN SPOUSE OF DONALD BOAZ; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: THE UNKNOWN SPOUSE OF DONALD BOAZ
LAST KNOWN ADDRESS: 912 SEMINOLE BLVD TARPON SPRINGS, FL 34689
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pinellas County, Florida, to foreclose certain real property described as follows:

LOT 30, BLOCK 4, SUNSET HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property address: 912 Seminole Blvd, Tarpon Springs, FL 34689

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

DATED this the day of 06/25/2025.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: STEVIE AYARS
Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-002571-1
July 4, 11, 18, 25, 2025
25-02774N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-5412-CO
BREEZEWAY VILLAS, A CONDOMINIUM, a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF OKTAY BARAN VURAL, AND ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: ESTATE OF OKTAY BARAN VURAL, AND ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, BREEZEWAY VILLAS, A CONDOMINIUM, herein in the following described property:

Unit 33, Building 11, BREEZEWAY VILLAS, PHASE IV, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5508, Page 1318, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements. With the following street address: 4951 91st Avenue N., #33, Pinellas Park, Florida, 33782

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of this Court on 10th day of July, 2025.
KEN BURKE
CLERK AND COMPTROLLER
By: /s/ Thomas Smith
Deputy Clerk
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
July 18, 25, 2025 25-03025N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-004845-CO
CASA PRIMA APARTMENTS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
PETER FURTUNATO, as Trustee of the CASA PRIMA TRUST and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: PETER FURTUNATO as Trustee of the CASA PRIMA TRUST

YOU ARE NOTIFIED that an action for preliminary injunction of the need to vacate property within the Plaintiff, CASA PRIMA APARTMENTS ASSOCIATION, INC., for the purpose of restoration of the condominium property pursuant to Section 718.111(11) of the Florida Statute and herein in the following described property:

Unit 204 of the Casa Prima Apartments, a Condominium, according to the Condominium Plat Book 26, Pages 6 and 7, being further described in that certain Declaration of Condominium filed 9/14/77 in O.R. Book 4597, Pages 1045 through 1093, Public Records of Pinellas County Florida, together with an undivided share in the common elements appurtenant thereto.
Parcel No. 30-31-16-14121-000-2040.
Property Address: 1859 Shore Drive S., #204, South Pasadena, Florida 33707

has been filed against you and you are required to serve a copy of your written defenses, if any, on Scott M. Gross, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Suite A, Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of this Court on 10th day of July, 2025.
KEN BURKE
CLERK AND COMPTROLLER
By: /s/ Thomas Smith
Deputy Clerk
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
July 18, 25; Aug. 1, 8, 2025
25-03026N

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-003220-CI
IN RE: FORFEITURE OF 2010 FORD FUSION, VIN: 3FADP0L36AR269615
BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, Petitioner,
vs.
Aisha Dennis and Seydina Ngom, Claimants.

TO: AISHA DENNIS and SEYDINA NGOM, and all others who may claim an interest in the above-described, 2010 FORD FUSION, VIN: 3FADP0L36AR269615 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about June 10, 2025, at or near the area of 2007 Alpine Road, Clearwater, in Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-.704, Florida Statutes (2018).

Emily K. VanOosting,
Associate Counsel, FBN: 0100063
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
evanoosting@pcsonet.com;
slockheart@pcsonet.com
Attorney for Petitioner
July 18, 25, 2025 25-03048N

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-003252-CI
IN RE: FORFEITURE OF 2004 FORD F-150 VIN: 1FTRF12W84NC26101
BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, Petitioner,
vs.
Stanley Roberts and Stephanie Roberts, Claimants.

TO: STANLEY ROBERTS and STEPHANIE ROBERTS, and all others who may claim an interest in the above-described, 2004 FORD F-150, VIN: 1FTRF12W84NC26101 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about June 15, 2025, at or near the area of 49th Street North and 46th Avenue North, St. Petersburg, in Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-.704, Florida Statutes (2018).

Emily K. VanOosting,
Associate Counsel, FBN: 0100063
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
evanoosting@pcsonet.com;
slockheart@pcsonet.com
Attorney for Petitioner
July 18, 25, 2025 25-03047N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No: 2025-CA-002027
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
MONICA MARSHALL; et. al.,
Defendants.

TO:
MONICA MARSHALL
1501 61st Ave N
Saint Petersburg, FL 33703
UNKNOWN SPOUSE OF MONICA MARSHALL
1501 61st Ave N
Saint Petersburg, FL 33703
UNKNOWN TENANT #1
1501 61st Ave N
Saint Petersburg, FL 33703
UNKNOWN TENANT #2
1501 61st Ave N
Saint Petersburg, FL 33703
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:

LOT 11, BLOCK 1, EUCLID ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Alexandra Kalman, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and seal of the said Court on the day of 07/09/2025, 2025.
CLERK OF THE CIRCUIT COURT
By: JESSICA ZOVICH
Deputy Clerk
(COURT SEAL)
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
LLS14584- MARSHALL
July 18, 25, 2025 25-03043N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-000892-CI
CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP,
Plaintiff, vs.
KIMBERLY G. BURKE, et al,
Defendant(s).

To:
KIMBERLY G. BURKE
Last Known Address:
1026 64TH ST S
GULFPORT, FL 33707
Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida:

LOT 18 IN BLOCK 36 OF PASADENA ESTATES SECTION "C", ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
A/K/A 1026 64TH ST S GULFPORT FL 33707

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the Americans with Disabilities Act

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Human Rights Office
400 S. Ft. Harrison Ave.,
Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this court on this 10th day of July, 2025.
KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Clerk of the Circuit Court
By: /s/ Thomas Smith
Deputy Clerk
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
NL - 25-001544
July 18, 25, 2025 25-03042N

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-002725-CI
FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION AS COLLATERAL TRUST TRUSTEE,
Plaintiff, vs.
GREGORY S. BARNES AND APRIL M. BARNES, et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH HAMILTON, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT(S) 11, BLOCK 1 OF LAKEWOOD ESTATES ADD, AS RECORDED IN PLAT BOOK 90, PAGE 75 ET SEQ., OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 10th day of July, 2025.
KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: /s/ Thomas Smith
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-303110
July 18, 25, 2025 25-03028N